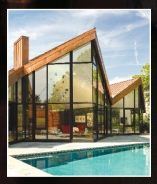
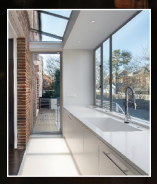
SUMMER 2018
FREE

ARCHITECTURE DC



Welcome Home

The Annual Residential Design Issue



Inside:

The Gables Have Been Turned
Kitchen Renovation Transforms a 1940s House
Penthouse Apartment Frames Stunning Views
Short-Term Housing Project Defies Stereotypes



snaidero
KITCHENS + DESIGN

H01 | New Elegante Collection | Made in Italy

Studio Snaidero DC Metro | 1130 North Fairfax Street | Alexandria, VA 22314
snaiderodcmetro.com | 703.683.1130

StudioSnaideroDC SnaideroDCMetro

snaiderousa
FROM ITALY SINCE 1979

POTOMAC VALLEY BRICK



Lasting. Beautiful. Classically Modern.

Potomac Valley Brick offers architects the widest selection of quality masonry products in the region. Our expertise in the product selection, design and application of the industry's finest and most prestigious masonry lines has been helping architects achieve their building design dreams for more than 40 years.

(301) 309-9600

www.pvbrick.com

Baltimore ◆ Easton ◆ Frederick ◆ Gaithersburg ◆ Newington ◆ Rockville ◆ Salisbury

15810 Indianola Drive, Suite 100 Rockville, MD 20855

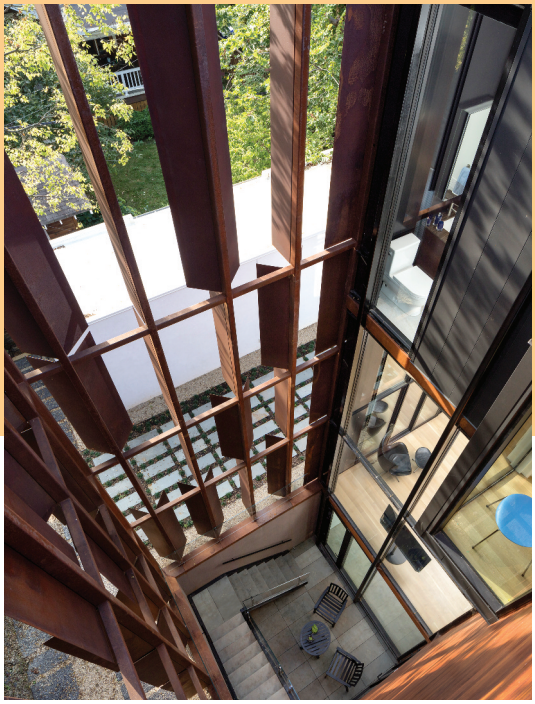


Illuminations
Light shapes the spirit. since 1982

415 8th street nw
washington dc
20004
202.783.4888



The SK&A Group
Structural Engineers
www.skaengineers.com



Manifold House,
by David Jameson Architect.

Photo © Paul Warchol

ARCHITECTUREDC
Vol. 20, No. 2
*ARCHITECTURE**DC*** is a registered trademark of the Washington Chapter of the American Institute of Architects

*ARCHITECTURE**DC*** (Online) ISSN 2572-8989
*ARCHITECTURE**DC*** (Print) ISSN 2572-8970

421 7th Street, NW, Washington, DC 20004
phone: 202.347.9403 fax: 202.347.9408
www.aiadc.com

Mary Fitch, AICP, Hon. AIA / Publisher
G. Martin Moeller, Jr., Assoc. AIA / Editor
James B. Hicks III / Art Director
Jody Cranford / Advertising

AIA|DC 2018 Officers
Joseph Sacco, AIA / President
Marc Fairbrother, AIA / President Elect
Rob Holzbach, AIA / Treasurer
Kristopher Takács, AIA / Secretary
Carolyn Sponza, AIA / Past President

AIA|DC Staff
Mary Fitch, AICP, Hon. AIA / Executive Director
Katherine Adams / Development Manager
Scott Clowney / Exhibitions Coordinator
Louis Duva / Communication Coordinator
Sinclaire Erdwien / Education & Committees Coord.
Arash Hafizi / Education Coordinator
Melody Harrison / Director, Member Services
Laura Headrick / Events Manager
Rachel Simonson / Foundation Outreach Coord.
Katie Spencer / Programs Director

Subscription Information
Subscription to *ARCHITECTURE**DC*** is free to the public.
Subscribe online at www.aiadc.com

Advertising Information
Please contact Jody Cranford at Media Sales at 800-818-0289 or jcranford@aiadc.com

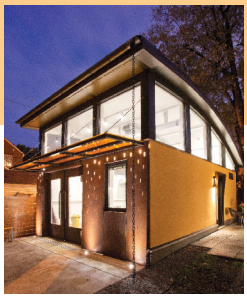
Contents

ARCHITECTURE DC

Welcome Home
The Annual Residential Design Issue
Summer 2018



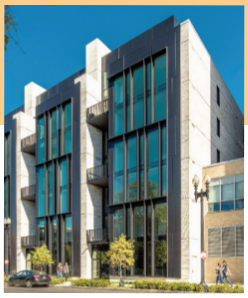
17



47



53



69

WELCOME

5 A Solution of Architects
by Mary Fitch, AICP, Hon. AIA

■ SINGLE-FAMILY HOUSES

14 Gable Stitch:
Classic Forms Crown a Thoroughly Non-Traditional House
by Deane Madsen, Assoc. AIA

22 Not Roughing It:
Waterfront House Combines Rustic and Modern Sensibilities
by Steven K. Dickens, AIA, LEED AP

30 Cooking (with) Light:
Eric Colbert, AIA, Designs a New Kitchen for His Own 1940s House
by Ronald O'Rourke

36 Machine for Living:
"Manifold House" Reflects Owner's Mechanical Hobbies
by G. Martin Moeller, Jr., Assoc. AIA

■ HOME ART STUDIO

46 Triumphal Arc:
Curve Lends Distinctive Profile to Art Studio
by Steven K. Dickens, AIA, LEED AP

■ APARTMENT RENOVATIONS

52 Domestic Order:
Loft-Style Apartment Creates Serene Live-Work Environment for Entrepreneur
by Elizabeth Donoff

60 View to a Thrill:
Arlington Penthouse Offers Incomparable Vantage
by G. Martin Moeller, Jr., Assoc. AIA

■ MULTI-FAMILY RESIDENTIAL PROJECTS

68 Market Rates:
The Last Piece of City Market at O Falls into Place
by Deane Madsen, Assoc. AIA

74 Home for a While:
A New Short-Term Family Housing Building for Ward 6
by Ronald O'Rourke

ON THE COVER: House on the Intracoastal Waterway, by Gardner Architects LLC.
Photo by John Cole Photography © 2016 JOHN COLE









AV Infrastructure For the Modern Enterprise

Extron Electronics is a leading provider of integrated audio-visual technology for applications ranging from classrooms, boardrooms, and lecture halls to medical facilities and control centers. For 35 years, our customers have trusted Extron solutions when they design AV systems for the commercial, government, education, and medical sectors.

Collaboration

Extron collaboration solutions empower groups of any size to quickly and easily work together, from wireless video presentations to seamless interactions with remote participants.

Room Scheduling

Extron Room Scheduling simplifies your room booking experience. With just a few taps on the stylish touchscreen or your mobile device, your meeting room is reserved. Insightful reporting features let you analyze room usage and activity patterns.

Control & Automation

Extron control systems simplify the operation of complex presentation environments. Our touchpanels, control processors, and control software work together to provide control solutions that are powerful, flexible and easy to use.

AV Resource Management

Whether you're working with 5 or 5000 rooms, GlobalViewer Enterprise software provides a powerful, flexible way to manage, monitor, and control AV devices over a standard network. GVE allows users to manage ever-expanding AV technology while leveraging valuable help desk resources.

Extron

800.633.9876 • www.extron.com/infrastructure

A SOLUTION OF ARCHITECTS


Bradley W. Johnson

Some of our collective nouns are everyday terms—herd of deer, flock of sheep, school of fish, and pack of wolves are just a few examples. Other, less-common collective nouns are amusingly evocative, such as a bellowing of bullfinches, bask of crocodiles, murder of crows, convocation of eagles, busyness of ferrets, exaltation of larks, parliament of owls, unkindness of ravens, or a crash of rhinoceroses.

There are also humorous collective nouns for people, including occupations or professions, such as shuffle of bureaucrats, pratfall of clowns, rash of dermatologists, formation of geologists, argumentation of historians (the title of a book by Jodi Taylor), disputation of lawyers, confusion of philosophers, and complex of psychologists.

There doesn't seem to be a consensus collective noun for architects. Quite a few candidates have been proffered; among the cleverest is *parti of architects,* which refers to the central idea in an architectural design. One of our magazine's writers, Ronald O'Rourke, suggests the term *spectacle of architects,* referring to both their distinctive eyewear, and the idea of a visually striking display, which can refer to either the architects or their buildings.

Welcome!

Terms like these provide lighthearted examples of how names or labels can evoke images and shape thinking. But there are more serious examples of this, as well. In developing our Architecture Month programming related to the 50th anniversary of the assassination of Dr. Martin Luther King, Jr., we set aside the term *riots*, the word long used to describe what happened, and instead used the tern *uprisings.* In the first hours after word spread of King's assassination, activists in Shaw wanted storeowners to close their shops out of respect for King as they had done after President John F. Kennedy's assassination five years earlier. We can't condone the looting, property damage, and loss of life that subsequently occurred, but *uprisings* conveys more of a sense of what led to the events of that period.

That was a half-century ago, but challenging social issues are with us today. As one example, I've been watching my colleagues across the country respond to the #MeToo movement by having their AIA chapters, like ours, work harder than ever to rid the architecture profession of both gender bias and sexual harassment.

As another example, in this annual residential issue of the magazine, you'll see a collection of beautiful new projects. Several are high-end residences, but there is also an article about a new short-term family housing building currently under construction in Washington's Southwest area. Buildings like that one represent one effort to address the complex and increasingly urgent problem of housing affordability and homelessness in Washington and surrounding communities. **John Burke, AIA,** of **Studio Twenty Seven Architecture,** in his interview for that article, noted: "The District lost half of its low-cost rental housing stock and 72% of its low-value homes between 2000 and 2010. The median rent for a one-bedroom apartment increased by half, and the median home value nearly doubled. Meanwhile, household incomes for the poorest 40% of DC residents did not increase; in 2010, one in five DC households spent more than half of their income on housing."

The point we hope to get across is that architects aren't just designers of beautiful buildings—they are also powerful engines for addressing and solving difficult social issues. Architects are working hard to do that, but as Burke pointed out in his interview, there is a lot more work to be done. So perhaps there is another candidate for the collective noun for the profession—*a solution of architects.*

As always, we love to hear from you, so please drop us a note when you can.

Mary Fitch, AICP, Hon. AIA
Publisher
mfitch@aiadc.com

Contributors

Steven K. Dickens, AIA, LEED AP ("Not Roughing It" and "Triumphal Arc"), is senior associate with **Eric Colbert & Associates.**

Elizabeth Donoff ("Domestic Order") is an editor and writer based in Washington DC. Previously, she was with *Architectural Lighting* magazine and served as its editor-in-chief until 2017.

Deane Madsen, Assoc. AIA ("Gable Stitch" and "Market Rates"), is a writer and architectural photographer based in Washington, DC, and founder of the informal architectural appreciation society **Brutalist DC.**

G. Martin Moeller, Jr., Assoc. AIA ("Machine for Living" and "View to a Thrill"), is an independent curator and writer, as well as senior curator at the **National Building Museum.** He is the editor of *ARCHITECTUREDC*.

Ronald O'Rourke ("Cooking (with) Light" and "Home for a While") is a regular contributor to *ARCHITECTUREDC*. His father, Jack O'Rourke, was an architect in San Francisco for more than four decades.

Correction

In the article about the Duke Ellington School of the Arts in the Spring issue, the floor of the atrium should have been described as terrazzo, not tile.



Architect: Gardner Mohr Architects LLC **Photographer:** www.kenwyner.com

For luxury homeowners — and the architects, designers and custom builders who create their dreams — Loewen is the brand that delivers an unrivaled combination of artisanship, experience, and environmental sensibility in an extensive line of Douglas Fir, FSC Douglas Fir and Mahogany windows and doors.

In addition, the FSC certified Douglas Fir option can assist in earning points in LEED programs.

LOEWEN WINDOW CENTER OF BETHESDA

4710 Bethesda Ave.
Bethesda, MD 20814
P. 301.215.9195

LOEWEN WINDOW CENTER OF MARYLAND

7201 Rolling Mill Road
Baltimore, MD 21224
P. 410.561.1700

LOEWEN WINDOW CENTER OF ANNAPOLIS

209 Chinquapin Round Rd.
Annapolis, MD 21401
P. 443.831.4802

Learn more about Loewen's commitment to environmental preservation: www.loewenwindowsofmidatlantic.com/green

Design. Create. Inspire.

Loewen™





COMMERCIAL



CLOSETS



GARAGES



HOME OFFICE



WALL BEDS



PANTRIES



LAUNDRIES



ENTRIES

eco•nize®
CLOSETS + BLINDS

NOW BLINDS TOO!

WWW.ECONIZECLOSETS.COM
888.ECO.NIZE

PORCELANOSA

TILE · KITCHEN · BATH · HARDWOOD

RAISED ACCESS FLOORING PANELS ROX DARK ANTISLIP











PORCELANOSA®
TILE / KITCHEN / BATH / HARDWOOD

www.porcelanosa-usa.com

SHOWROOM:
11500 Rockville Pike, North Bethesda, MD 20852 | Phone: 240.290.1120

SHOWROOM:
1000 Connecticut Avenue NW, Suite 100E, Washington DC 20036 | Phone: 202.204.1655

OUTLET / WAREHOUSE:
701 Dover Road Unit B, Rockville, MD 20850 | Phone: 301.294.8193







Robert M. Gurney, FAIA | Photo © Hoachlander Davis Photography

ADDED DIMENSIONS
construction

AddedDimensionsInc.com



The Deck Awning Co.

7845-F Airpark Road,
Gaithersburg, MD 20879
phone: 301.990.1901

www.thedeckawningcompany.com
www.corradiusa.com

The Kubo Freestanding Retractable Awning Structure.

Withstand winds up to 30 to 40 MPH. Can withstand any amount of rain. Motorized with Remote control. Frame and fabric available in multiple colors. Solid and translucent fabrics. Water management system channels water down the inside of the post to the ground. Shown with optional roll down clear shades to create a three season enclosure.

Corradi
OUTDOOR LIVING SPACE





A NEW COMPOSITION OF TIMELESS ELEGANCE

CLASSIC

Visit our exclusive showroom to learn more about the SieMatic Classic Collection.

KONST SieMatic

7550 WISCONSIN AVE., BETHESDA, MARYLAND

301.657.3800 konstsiematic.com



Pioneer of the modern kitchen
designing for life – for 125 years

AAI Poggenpohl
Poggenpohl Georgetown

chevychase.poggenpohl.com
washingtondc.poggenpohl.com

125years.poggenpohl.com

125 years
since 1892

poggen pohl



Graphic design: Jay Young Gerard

GLASS CONSTRUCTION
GLASS CONSULTING

Christian Zapatka Architect

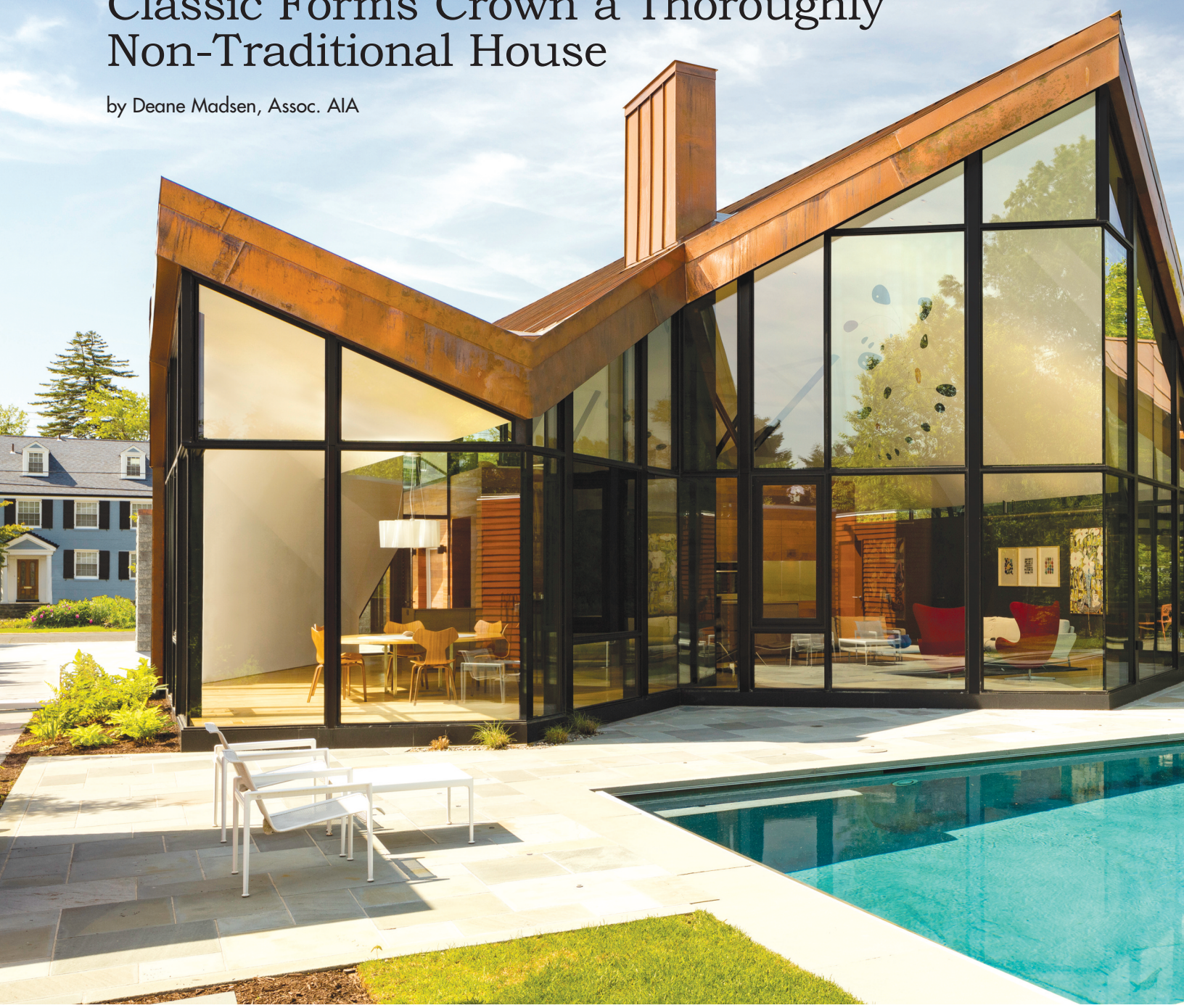
Hoachlander Davis Photography

3307 Connecticut Ave NW Washington DC 20008 | 202.362.6012 | www.GlassConstruction.biz

Gable Stitch

Classic Forms Crown a Thoroughly Non-Traditional House

by Deane Madsen, Assoc. AIA



Rear façade and yard of the Hull House.

The popularity of gabled rooflines isn't unique to Alexandria, Virginia—that angled silhouette has served as a signifier of "house" from the earliest ages, assembled easily in children's drawings or blocks by placing a triangle atop a square. Although pitched roofs are so standard as to be written into Alexandria's historic district design guidelines, for the latest project by **David Jameson, FAIA,** in the city, everything beneath that traditional roofline is decidedly unconventional.

Hull House, which is sited along a busy cut-through between one of Alexandria's main drags and its Old Town neighborhood, bears a jagged profile as viewed from the street, with a narrow central volume flanked by two larger, unequal wings. "We call it Hull House because it's like you're living in the hull of a boat," Jameson said.



All photos © Paul Warchol

Project: Hull House,
Alexandria, VA

Architect: **David Jameson Architect**
Lighting Designer: **David Tozer**
Structural Engineers: **Structura**
MEP Engineers: **Foley Mechanical Inc.**
Contractor: **PureForm Builders**

But beyond the flash of copper roofing and a glint of glass beneath its pointed prows, the true nature of the house lies hidden behind a 60-foot-long stone wall, with its entrance carved at an angle invisible from eastbound traffic. That wall doubles back to define an eight-foot-deep service core of restrooms and closets—recalling the "servant spaces" in the designs of seminal modernist

Front façade of the Hull House, with the driveway at right.

architect Louis I. Kahn—and acts as a physical and acoustical barrier between occupants and passing traffic.

Behind the thickened front wall—which is made of uniformly sized Carderock stone blocks quarried from nearby Bethesda, Maryland—the house's three bedrooms and living area expand beneath the continuous, copper-clad roof, which is supported by Y-shaped columns along its gable ridgelines. Jameson describes the roof, with its crisp ridges and continuous surface, as origami, and that metaphor is apt. The roof also evokes a frozen moment when children are playing with a bedsheet and several hands hold down their sides at once as air billows through the rest—what is taut at the street side opens up toward the north, allowing ample indirect daylight within voluminous, open spaces. Roof becomes wall where corners are pulled down to shield the owners from their neighbors' second stories, and the whole construction, even with the Y-columns, seems to float above its glass walls.



Hull House as seen from the street.







Side façade, showing the wood-clad "box" containing the garage.



Interior view of the box containing the garage, with stairs leading to the second-level office.



Main living area of the Hull House.

Tucked beneath the eastern roof edge is a 25-by-25-foot box clad in boards of sapele, a mahogany-like wood, which contains a garage. On the side that faces the living area, the interior wall of the box conceals a refrigerator, cabinetry, and appliances clad in the same wood. A small office sits atop the box, and thus is reached by stairs, but the rest of the house is arranged to accommodate aging in place, which Jameson sees as a growing trend in the local market. While the clients might have been content in a two-story house like those on adjacent properties, Jameson encouraged single-story living. "The site was large enough to allow [the design] to unfold from set back line to setback line, and we could fit everything that we needed within one level, so why not try to make a more interesting project?" Jameson asked. "It's not only unique, but that a client would build a one-story house with a simple place to eat, live, and cook is very different than what you find around here."

One of the benefits of a gabled roof is the great volume beneath it, and here, Jameson uses that volume to its fullest; an Alexander Calder mobile hangs from a high point. But Jameson is also interested in the spaces between the gables, where the ceiling is at its lowest. "The roof comes back down and becomes this demarcation



between the public and private zones," he said. "All of a sudden, instead of being in the underside of a gable space, when you're back at the eating area, you're in the inverse of it where the lowest section is close to you. It creates an intimacy."

Along with intimacy, the house also creates a sense of authenticity through a restrained palette of materials limited to stone for the front wall, wood for the garage box, copper for the roof, custom steelwork for doors and the fireplace enclosure, and plaster and glass everywhere else. Even though the house offers a dramatic contrast to its neighbors, by using natural materials and incorporating those easily relatable gable forms, it still manages to fit in, according to Jameson.

In some ways, this project is a return home for Jameson, whose office was located in Alexandria for its first decade. "You know how many projects I got built in Alexandria?" he asked. "None—and there's a reason for that: What I do doesn't really work there." But now, by nestling unabashedly modern forms beneath a roofline that evokes its more traditional neighbors, he's finally found a way to make it work.



SINCE 1914

WAGNER
ROOFING COMPANY

Specializing in custom roofing installation and maintenance for historic, contemporary, commercial, and residential properties.

wagnerroofing.com • 301.927.9030



We are an extension of your business!

We work with Builders, Architects and Interior Designers

KITCHEN AND BATH STUDIOS INC.

Peggy Jaeger, CKD
Annapolis, MD
410-916-4761

Fred Grenfell
No. Virginia
703-967-0206

Jerry Weed, CKD
Karen Hourigan, CKD
Nancy Kotarski NCIDQ

No Up-front Design Fees

301-657-1636

7001 Wisconsin Avenue
Chevy Chase, MD 20815

www.KitchenBathStudios.com


ENDURING *vision*
ENDURING *craftsmanship*
ENDURING *relationships*
PYRAMID BUILDERS
a tradition of fine craftsmanship
410.571.7707 | www.pyramid-builders.com
Alt Breeding Schwarz Architects | David Burroughs Photography

Not Roughing It

Waterfront House Combines Rustic and Modern Sensibilities

by Steven K. Dickens, AIA, LEED AP



Intracoastal Waterway House as seen from the water.

Asked what sets this Delaware weekend house apart from the dozens of projects in their deep portfolio, architects **Amy Gardner, FAIA, LEED AP,** and **Brittany Williams, FAIA, LEED AP,** of **Gardner Architects LLC,** thought for a moment then answered, almost in unison, "This project was the embodiment of our *ideal process*." They explained that their *ideal process* consists of fruitful collaboration with and coordination among a group of talented and dedicated designers and contractors, and, of course, the client. They hasten to note that this chemistry happens on almost all of their projects, but it really came together at the house on the Intracoastal Waterway.

Gardner and Williams describe a collaborative process in which the homeowners set the basic parameters and desires, and then the design and construction teams brainstormed how to bring them to life. Kitchen designer Jennifer Gilmer—in addition to being the reference who brought this commission to Gardner Architects—was central to the creation of the "un-kitchen" kitchen, a sculptural assemblage of steel frames and wood boxes that happens to function well for preparation of food and drink. Engineers 1200AE get special credit for the clean detailing of upper-level wood-and-steel trusses and the pergola, among other things. Landscape architect Holt Jordan, ASLA, PLA, of Jordan



All photos by John Cole Photography © 2016 JOHN COLE



Street-facing façade of the house.

Project: House on the Intracoastal Waterway,
Rehoboth Beach, DE

Architects: **Gardner Architects LLC**
Kitchen Designer: **Jennifer Gilmer Kitchen & Bath**
Landscape Architects: **Jordan Honeyman Landscape Architecture LLC**
Structural Engineers: **1200 Architectural Engineers**
Geotechnical Engineers: **John D. Hynes & Associates, Inc.**
Contractor: **Beachwood, Inc.**

Honeyman Landscape Architecture, had "two strokes of genius," according to Gardner: terracing the grade up to the house, and creating the "island deck." Contractor Beachwood, Inc., and especially superintendent Alan Wierengo, are credited for, well, *everything*. "Alan is such a talented, creative craftsman," said Gardner. "It was definitely a partnership. Because of him, we were able to pack in a lot for the budget, especially touchable details and careful connections."

The site is near the northern tip of Rehoboth Beach, just south of Cape Henlopen State Park, on the eastern side of the Lewes-Rehoboth Canal, which is part of the Eastern Intracoastal Waterway. The beach is a five-minute walk, and across the canal are protected wetlands. The area was originally developed as a compound of summer houses, "almost shacks," according to Gardner, lacking heat, air conditioning, and insulation, yet with a certain mid-century modern panache. The remaining original houses usually feature dark brown wood siding and low-pitch gable roofs, and are themselves little compounds with separate carports and sheds, sometimes connected by screened porches. For better and for worse, they are slowly but surely being replaced by modern four-season houses, a mix of beach McMansions and more thoughtful architecture.

Gardner's clients lived in one of these old houses for several years, and considered a renovation project. But to bring the house to modern standards required replacement of pretty much everything, and maintaining the house verged on impossible. (They added air conditioning, but the house was so leaky that it was wildly inefficient and only marginally effective. "They were cooling the whole neighborhood," joked Gardner.)

Ultimately the owners decided to demolish and build new. But they came to Gardner wanting to maintain much about the old house that they liked, notably the strong connection to the outdoors. "The owners wanted a *beach* house," noted Gardner, "not a suburban house at the beach."

The pre-existing house had wings separated by a screened porch, which also served as the entrance. "It was really magic," said Gardner, noting the transitional character of the porch. "You entered *inside* the *outside*." It also functioned effectively as a beach version of a mud room (a sand room?) keeping the worst of beach messiness outside of fully enclosed areas. The new house's plan is based on this porch, but there is now a proper front door, with a secondary entrance for the sand room functions. The front entrance is between the two-story main house and the one-story "bunkhouse" guest wing. It's at the center of an axis connecting the street and the dock, glassed in to maintain visual connections. The secondary entrance is at the sand room, known as the Hub, actually a group of spaces including outdoor showers, changing area, laundry, a powder room, storage, and even phone-charger stations.



View from the house toward the water.

As suggested by the careful planning of the Hub (a back-of-house service space that often gets short shrift), these owners take weekending at the beach seriously. Connections to the landscape and fresh air were vital. Many new houses in the area are raised an entire story off the ground. That conveniently puts the cars underneath, but it's higher than needed to resist storm surges, and it tends to turn the surroundings into something one views rather than engages with directly. This house is raised four feet—adequate for flood insurance requirements—but the yard is terraced up to mostly eliminate the need for guardrails, minimizing obstructions to the view and facilitating access to the natural landscape.

The house has a clean, transitional styling. "A combination of modern and gnarly" is Williams' descriptor; "part farmhouse, part shed, part modern" is Gardner's. Although a modicum of messiness is, arguably, part of the beach house vibe, the architects worked to tame it here. In contrast to the original mid-century house, there is plenty of storage. Separate dedicated spaces are provided for bicycles, beach equipment, kayaks, and outdoor furnishings. This facilitates use of these items—important in a weekend house where time is limited—while reducing clutter.

The house faces west-southwest to the canal, potentially a terrible orientation for a beach house, given the movement of the



summer sun. The design therefore incorporates a series of outdoor rooms optimized to time of day and primary activity. The screen porch, for example, is shaded in the morning, pleasant for breakfast. The house shades the "boardwalk deck" for much of the day, then, in late afternoon in the summer when the sun swings to the west and northwest, roller shades between the pergola posts come down, reducing solar gain to the living room while creating an unusual and very comfortable outdoor space. Likewise the "island deck" has a unique microclimate. It is positioned to catch prevailing winds and built around three existing trees, and, thanks to the native marsh landscaping, very much conveys the sense of being surrounded by nature.



Kitchen and dining area.



Upstairs office.



Kitchen of the Intracoastal Waterway House.

Gardner and Williams teach at the University of Maryland School of Architecture, Planning, and Preservation. They are especially known for being faculty leaders of two of the school's Solar Decathlon houses, finishing in second place for the US in the 2007 competition and first place in 2011. Their practice is sustainability-centric, and this house is no exception. Solar power, in the visible form of photovoltaic panels, didn't work in this case due to shading of large trees. Most of the sustainable elements here are invisible workhorses: a geothermal heat pump system and "ERV" (energy recovery ventilator, which pulls heat or cooling from exhaust air and puts it back into supply air); or passive elements such as a highly insulated thermal envelope (walls, roofs, windows, doors, etc.) and low-wattage LED lighting. The "barn door"-style shutters at the bunkhouse wing and the roller shades between the pergola posts are more visible manifestations. Inside, the operable skylights above the stair tower may seem to be merely nice architectural elements, but when opened, they exhaust hot air without fans or other mechanical devices.

The site is also part of the sustainability program, promoting both biodiversity and stormwater management. Prior to the work, water pooled on the site; now the front yard and area around the house are dry. That's because of a "gravel-free prefabricated French drain" system below the surface around the house. (The colloquial name for these drains is "worms," and they consist of styrofoam peanuts in panty hose, both recycled post-consumer products.) The stormwater goes to catchment basins by the canal, which are planted with native marsh species. This attracts a much broader range of animals than the neighbors' suburban-style lawns: most visibly birds, and most audibly frogs and crickets. (Deer are also attracted, of course, but most native plant species, once mature, are fairly deer-resistant, although they must be protected when young. In contrast, most non-native species remain vulnerable throughout their lives.)

The neighborhood has a homeowners' association with design review powers and which has produced a lengthy set of design restrictions. This worried the architects: Williams "practically memorized" the entire thing. But the design was quickly approved—even the HOA, it seems, was happy to collaborate. An idealized process helped produce an ideal house.



Safety, Strength and Beauty.

For nearly three decades, AGS Stainless has been beautifying and differentiating some of the world's most distinctive homes – one exquisite railing system at a time. Simply beautiful indeed.

AGSstainless.com or call 888-842-9492.

AGS stainless inc
CLEARVIEW® Railing Systems

Copyright AGS Stainless, Inc. 2018


ligne roset®
2201 Wisconsin Avenue
N.W. , Washington, District of Columbia 20007
Tel. (202) 248-3112 - info@ligneroset-dc.com
10 District Square,
S.W. Washington, District of Columbia 20024
Tel. (202)758-2624 - www.ligne-roset.com



Residence, Burr Ridge, IL Architect: Michael Buss Architects, Ltd. Installing contractor: Complete Flashings Builder: McNaughton Brothers
Construction Material : Snap-Clad .032 aluminum Color: Charcoal



Stunning Finish

"When the owners decided they wanted a metal roof, we were all-in. We were looking at renderings on the computer and when we put the metal roof on the design, all of a sudden this quaint house became stunning."

-Michael Buss, AIA, Michael Buss Architects, Ltd.

Case study at PAC-CLAD.COM/BURRRIDGE

PAC-CLAD.COM | INFO@PAC-CLAD.COM

IL: 800 PAC CLAD MD: 800 344 1400 TX: 800 441 8661
GA: 800 272 4482 MN: 877 571 2025 AZ: 833 750 1935

PAC-CLAD PETERSEN



New bay containing part of the renovated kitchen of a house on Fessenden Street, NW. Note the translucent floor.

All photos © Morgan Howarth



Renovated kitchen looking toward the added bay.

Cooking (with) Light

Eric Colbert, AIA, Designs a New Kitchen for His Own 1940s House

by Ronald O'Rourke

Doctors might make the worst patients, and a man who serves as his own lawyer might have a fool for a client. Architects, however, can be quite successful in designing their own living spaces.

A good example is the new kitchen that **Eric Colbert, AIA,** designed for his house on Fessenden Street, NW, in Washington's Friendship Heights area. The project reworked 120 square feet of existing interior space and added 80 square feet of new space, creating a sleek new cooking and eating area that brings more light into the rear of the residence and improves the house's connection to its back yard.

Project: Fessenden Street Kitchen Renovation and Addition, Washington, DC

Architect: **Eric Colbert, AIA**
Structural Engineers: **Structura**
Contractor: **Four Brothers, LLC**



The kitchen before renovation.



Rear of the Fessenden Street house following renovation, showing the new bay of the kitchen at left center with storage below, and the new deck at right.

"The old kitchen was the original one in the house, which was built in 1940," said Colbert, principal of the architectural firm **Eric Colbert & Associates.** "I didn't even have a dishwasher. The space was about 10 feet by 12 feet, and had four doors going into it, one from the dining room, one from the center hall, one from the rear yard, and a pantry door."

Colbert's design converted the dated, cramped kitchen into a more open, T-shaped area that works as both a functional cooking and eating space and graceful passage to the back deck and yard. A narrow, freestanding counter runs down the renovated space's centerline, reinforcing the kitchen's new organizational scheme and creating an additional surface for food preparation, eating a light meal, or socializing with guests.

"Although contemporary, the design incorporates symmetry as a reference to the layout of the center-hall colonial house," Colbert said. "The dark part of the kitchen contains the messy cooking functions while the white section incorporates the cleaning components. The glass-and-steel cabinet doors are a reference to the old, crank-out steel casement window that was at the kitchen north wall. I personally dislike corner cabinets and countertops in kitchens, and have avoided them in this design." As renovated, the kitchen "opens the house out to the rear, with lots of glass and a much-larger opening between the dining room and kitchen. The connection to the new rear deck was a critical component."

Details can make or break an architectural design, and that holds especially for kitchens, which incorporate a lot of surface treatments, appliances, fixtures, and power sources.

"A clean overall appearance was achieved through careful planning that included building the refrigerator and dishwasher into the cabinetry," Colbert said. "The electric outlets below the wall cabinets are carefully centered on horizontal tile joints. The similar color of the outlets and tile helps the outlets to avoid being visually obtrusive. There's no wall above the countertop in the addition, so pop-up electric outlets were incorporated."

The circulation path in the newly added part of the project, he said, "represents open space between old and new. This all-glass



View from the deck, with the new kayak-lined fence in the background.

section includes full glazing on each end, a continuous skylight above, and a backlit translucent glass floor." The arrangement "extends two feet beyond the edge of the masonry opening from the existing house into the addition, and the exterior brick of the house forms the interior finished wall at this location. The combination of these elements gives one the feeling of being outside."

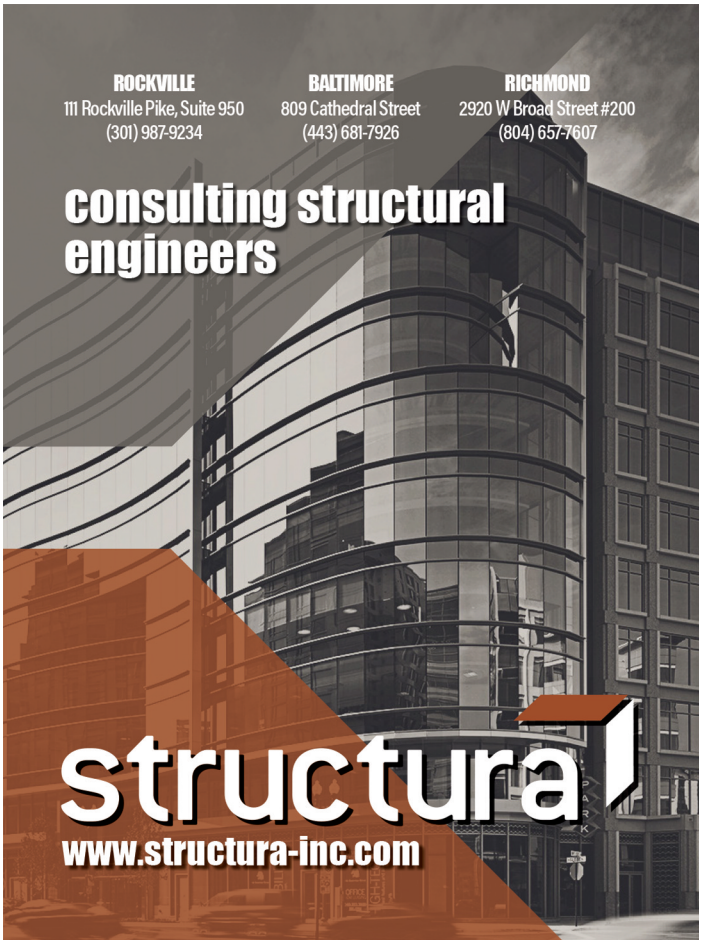
A metal stair leads from the deck down to the yard, passing by the lower level of the addition, which provides some additional storage space on the house's basement level. A few additional paved steps complete the transition to the gently sloped yard space.

"A new dark-charcoal-colored fence was installed around the rear yard," Colbert said. "On one side of the fence, the posts were designed to support brackets for kayak storage. These colorful boats, floating in front of the dark fence, create a sculptural effect."

When done well, a kitchen renovation is a small-scale project that can have a big impact on a home. But sometimes, that impact is best measured in quiet moments of satisfaction and enjoyment.

"My favorite element of this project is the glass zone between the old rear wall and the exterior steel framework," Colbert said. "Standing in this area gives one the feeling of being outside. All the houses to the west of mine were built by one company using a similar plan, and the rear walls of these houses all align. The open slot in the addition takes advantage of the distant view along the rear of the adjacent houses enabled by that alignment."

Given the generously sized rear yard, Colbert said, "there was little limitation on the potential size of the kitchen addition. Early design schemes were considerably larger. Discipline was required to provide a functional solution that is in keeping with the scale of the existing house." For homeowners considering their own kitchen renovation projects, he added, a key point is that "careful planning can result in a design that is highly functional without a significant size increase."


ROCKVILLE
111 Rockville Pike, Suite 950
(301) 987-9234
BALTIMORE
809 Cathedral Street
(443) 681-7926
RICHMOND
2920 W Broad Street #200
(804) 657-7607
consulting structural engineers
structural
www.structura-inc.com


mcla
MCLA Architectural Lighting Design
www.mcla-inc.com
©Maxwell MacKenzie Photography


ECA
ERIC COLBERT & ASSOCIATES
ARCHITECTS
202.289.6800/ECA-PC.COM



NEW COLOR for 2018 · AMBER

XPRESS YOURSELF

WITH VERSATEX IN COLOR

Extend your design options with the newest technology in cellular PVC trim! The VERSATEX *Canvas Series* has been developed to add contrast to your porch ceilings and interior trim projects. This innovation combines warm woodgrain finishes with our moisture-resistant 1"x6" T&G WP4 profile and 4" Crown Moulding. Through the Canvas Series, VERSATEX delivers the look of rich hardwoods with a proven exterior grade laminate that eliminates labor-intensive re-staining requirements.

Express yourself with luxurious finishes.

www.versatex.com | 724.857.1111

Canvas Series

BEAUTY OF WOOD. DURABILITY OF PVC.



Available through

OVER 100 YEARS
TW PERRY
BUILDING MATERIALS & HARDWARE STORE

VERSATEX®
TRIMBOARD

GET THE VERSATEX APP

Available on the App Store and Google Play™

Download on the App Store

ANDROID APP ON Google play

Apple and the Apple logo are trademarks of Apple Inc., registered in the U.S. and other countries. App Store is a service mark of Apple Inc. Google Play is a trademark of Google Inc.



Machine for Living

"Manifold House" Reflects Owner's Mechanical Hobbies

by G. Martin Moeller, Jr., Assoc. AIA

External atrium at one corner of the Manifold House.

All photos © Paul Warchol

In car talk, "manifold" can refer either to the engine part that distributes a mixture of fuel and air to the cylinders, or to the component that collects gases from the cylinders and funnels them into the exhaust pipe. The automotive term inspired both the name and the design of the Manifold House, a project in North Arlington by **David Jameson, FAIA.** The client, who works in real estate by day, enjoys repairing small-scale engine parts in his spare time—especially those of classic Vespa motor scooters, which he buys and restores.

"The client grew up around development and building," said Jameson, "then went to Florida Southern [College], where a lot of the campus was designed by Frank Lloyd Wright. He developed a passion for things that are made in interesting ways. So I thought, 'Why don't we make a building that is about the act of making, and celebrates the industrial process?'"

Few things are more quintessentially industrial than steel. Ever since 1856, when Sir Henry Bessemer introduced his eponymous method of making inexpensive steel by forcing air through molten iron, the material has been associated with numerous technological advances. Among these was the steel structural frame, which was critical to the development of the earliest skyscrapers in the 1880s.

The Manifold House evokes a steel-frame skyscraper turned inside out. Instead of a masonry or glass curtain wall hung on a structural frame hidden from view, this house consists of a glass box set within an exposed framework of weathered steel. Adding another twist to this unusual arrangement is a series of vertical steel fins projecting at various angles, creating a sense of movement even though they are all fixed in place. Like the famous metallic screens by modernist sculptor Harry Bertoia, the house's louvered frame produces an intricate pattern of light and dark, of opacity and transparency.

The lively composition of the louvers is not arbitrary. It reflects numerous rounds of careful study by the design team, taking into account optimal solar shading as well as views into and out of the house. Seen from the street, the structure appears quite solid, but from inside, it feels remarkably light and airy.

The framework was largely prefabricated by Zahner, a Kansas City-based architectural metal manufacturer whose products have been used in high-profile buildings by Frank Gehry, FAIA, and other famous architects. Although the Manifold House consists of only two stories (plus a mezzanine) above ground, Jameson designed the steel armature with four tiers of two different heights. The deliberate discrepancy between the layering of the armature and the cross-section of the house reinforces the conceptual independence of the nested volumes.

The main living area, dining area, and kitchen occupy a linear, double-height space running the entire length of the house. A dramatically suspended fireplace punctuates the space and acts as a subtle divider between the living and dining areas. Parallel to this grand space on the ground floor is a band of support spaces including the



Weathered-steel armature surrounding the Manifold House.

Project: Manifold House,,
Arlington, VA

Architect: **David Jameson Architect**
Structural Engineers: **Wallace Engineering**
Contractor: **Sagatov Design and Build**

main entry, a mudroom, the main staircase, and a large pantry. Above that band is the mezzanine, containing a children's play area and craft room, both of which overlook the double-height space through large, glass-railed openings. A master suite and three additional bedrooms occupy the top floor, which also offers access to a roof deck.

Set within one of the rear corners of the structural frame is a small courtyard extending the full height of the house. Essentially an external atrium, the square shaft brings natural light to a basement bedroom and play-room/ office. An outdoor staircase connects these spaces directly to the side yard. An additional, narrower void at the front of the house brings daylight into the base-ment media room.

According to Jameson, the success of the project hinged on a number of creative interpretations of zoning regulations. The weathered steel fins, for example, were



Side façade. Although the external steel frame is divided into four tiers, the interior actually has only two levels plus a mezzanine above grade.

Front and side façades of the Manifold House.



Living room.



Main living area, with mezzanine level visible at upper right.

treated as eave overhangs from a regulatory standpoint. Meanwhile, the steel framework on the two open sides of the rear external atrium fulfills the code requirement for a safety barrier at ground level—technically speaking, it is a 34-foot-tall railing.

In addition to the sun-filtering louvers, the house incorporates a number of environment-conscious elements. Geothermal wells provide energy for heating, while a 26-kilowatt solar array on the roof offsets general electrical needs. The high-performance glass curtain wall that surrounds much of the house reduces heat loss and gain throughout the year.

The property includes two accessory buildings—a garage and a shed where the owner tinkers with his scooters—which are finished as plain white boxes that contrast with the dark complexity of the main house.

"This was a 'Medici' client," said Jameson, referring to the famous Italian family that included key patrons of Renaissance architecture. "He was totally hands-off, but enthusiastic throughout the process." The result is a work of architecture every bit as raw, gritty, yet compellingly beautiful as the engines and scooters that the owner so loves.



Main living area looking toward the rear of the house.



experience our exclusive collection of closets, furniture, kitchens, bathrooms and lighting in an authentic georgetown home

poliform home
2611 p street nw / washington, dc 20007
202.554.8658 / info@poliformdc.com

open mon-fri 9am-5pm or by appointment

Poliform
sagartstudio



CREATE AN OASIS.





Benjamin Moore®
Paint like no other.®

Find expert service and every color you can imagine at a locally owned Benjamin Moore® retailer.

Visit us at ***benjaminmoore.com***

For more information please contact:

Lauryn Holmquist
Greater Washington DC
Lauryn.Holmquist@benjaminmoore.com

©2017 Benjamin Moore & Co. Aura, Benjamin Moore, Color Lock, Paint like no other, and the triangle "M" symbol are registered trademarks licensed to Benjamin Moore & Co.



DC architects are doing some of the most cutting-edge interiors in the city

Dale A. Stewart, AIA, and John C. Chapman,
CORE architecture + design , at the West End Library

Find out more at the District Architecture Center | www.aiadc.com | #DesignedinDC | 421 7th Street NW Washington DC



BEST. DECISION. EVER.

When it comes to your dream home – making sure it is perfect means tons of tough decisions. Let our knowledgeable product experts relieve the stress and restore the fun while introducing you and your design team to our extensive collection of products from the most sought after brands.

Request your appointment today at **fergusonshowrooms.com**

©2018 Ferguson Enterprises, Inc. 0418 798221



BRIZO®

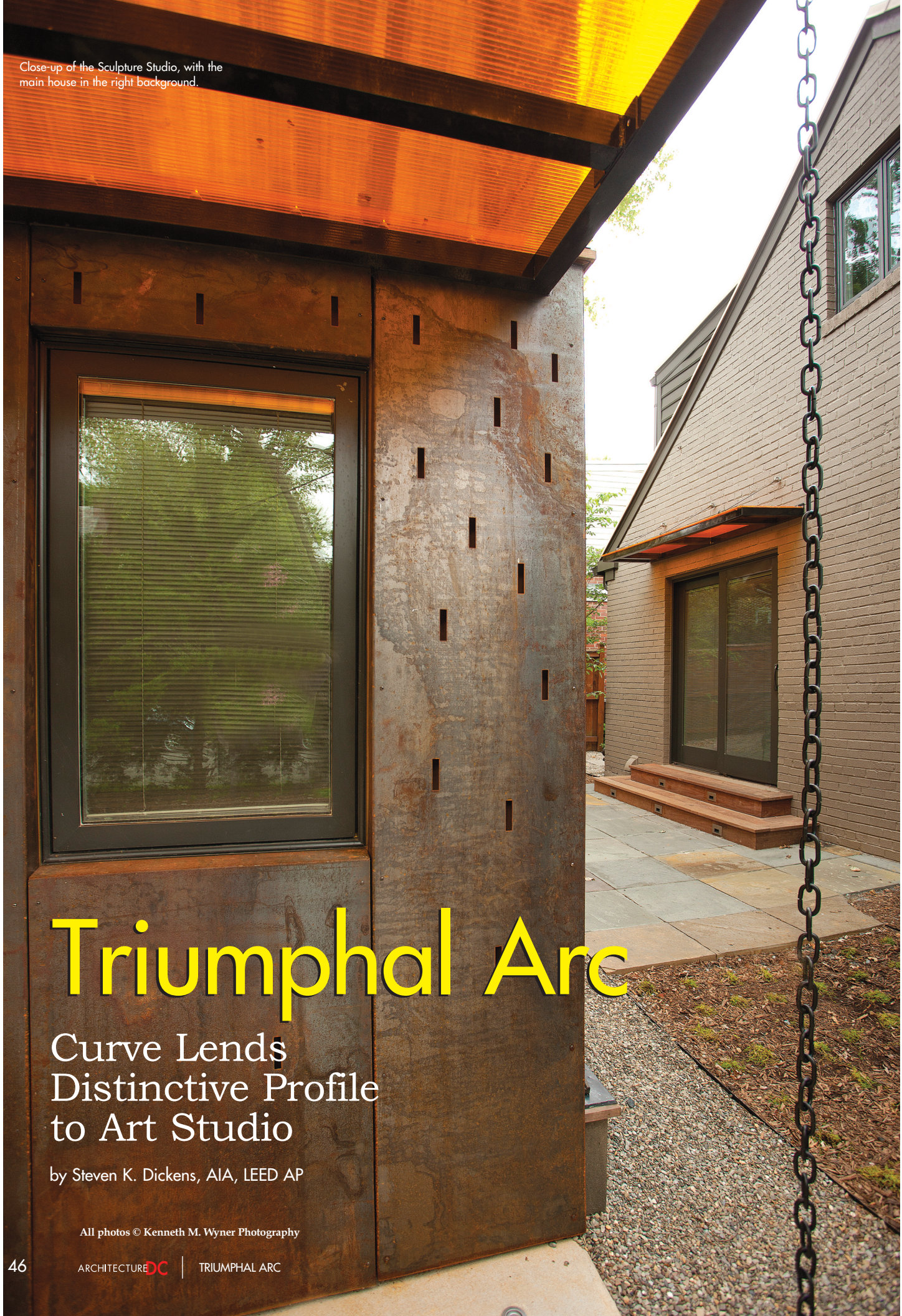
Vettis™ Bath Collection

BRIZO® LITZE™ COLLECTION

The Litze Kitchen Collection by Brizo® melds a clean, contemporary sensibility with carefully selected details. Intricate knurling and the articulating faucet display meticulous craftsmanship and elegant simplicity.

FERGUSON®
Bath, Kitchen & Lighting Gallery

WASHINGTON DC | ROCKVILLE | ANNAPOLIS | ALEXANDRIA | CHANTILLY



Close-up of the Sculpture Studio, with the main house in the right background.

Triumphal Arc

Curve Lends Distinctive Profile to Art Studio

by Steven K. Dickens, AIA, LEED AP

All photos © Kenneth M. Wyner Photography



Sculpture Studio, showing the graceful arc of the roof.

Project: Sculpture Studio,
Washington, DC

Architects: **Checa Architects**
Lighting Consultants: **Code Lumen**
Landscape Designers: **Backyard Bounty**
in collaboration with the owner and the architect.
Landscape Installation: **Shorb Landscaping**
Structural Engineers: **JGK Structural Engineers**
MEP Engineers: **MEPtech**
Specialty Metal Work: **Salvaging Creativity**
Contractor: **Klockner & Company**

Architect **Lorena Checa, AIA, LEED AP,** of **Checa Architects PC,** has done many custom residential projects in the Washington area, ranging from a single bathroom (albeit a large and luxurious one) to new houses. The Sculpture Studio, in the Chevy Chase neighborhood of DC, is the third project Checa has overseen for a couple whom she has known for a quarter-century. First it was the basement renovation; then the living areas and garden at the south side of the house plus upstairs bedrooms; and now, the master suite, garden, and studio/garage at the north side of the site.

Around 2012, the wife in the client couple started creating art. This interest and talent blossomed, and, wanting to keep it closer to home, the couple decided in 2013 to build an addition on the underutilized northern side yard, bordering the alley. (The house is on a corner, with an alley on the third side, and positioned such that it barely has a "back yard," leaving two side yards for private outdoor space.) Studying the situation, Checa suggested an outbuilding, in no small part to create a courtyard space between the new structure and the main house that would be comfortably shady when the south side yard is too hot. Eventually the scope



Interior of the Sculpture Studio.

expanded to include the adjacent portion of the house, which had not been part of previous renovations.

From a zoning standpoint, Checa decided to treat the studio as an "accessory building." The catch was that art studios are not directly allowed as accessory buildings under the law, but garages are, and a garage could, in turn, legally house a studio. So, technically, the studio was permitted as a garage, and it can function as such, although it certainly would be an unusually bright and elegant space for automobile storage. (With the 2016 revision to the DC zoning code, the worst of this confusion has been ironed out, but regulations for accessory buildings are still complicated.)

The precise location and footprint of the studio were not determined by whim, but by careful analysis of zoning limitations, including height, percentage of lot occupancy, distance to the alley, width of the "court" created between the studio and the existing house, and so on. In contrast, the architectural form of the curving roof came from "artistic inspiration," said Checa. "When I was younger, I was once a dancer, and now as an architect, I feel how things should *move*," she added. The studio wanted movement, and the curved roof delivers.

The curve gives a sense of welcome at its high, front side, but slopes back to reduce its visual impact on the neighboring house. High windows provide tantalizing views in and out, especially as the owner's sculptures increasingly populate a broad interior shelf at the window sill line. The curve is different than the gable form standard to the neighborhood, but it is a friendly departure—the difference seems charming, not jarring. The studio and adjacent gravel driveway, enclosed by a custom metal-and-wood fence of Checa's design, were intended to work for occasional displays of art. This has happened twice so far, once for the artist's metal works, and once for works by the clients' son, who attends the Savannah College of Art and Design.

In addition to the roof, the big COR-TEN (self-weathering) steel doors and side panels, fabricated by Salvaging Creativity of York, Pennsylvania ("check out their incredible website," Checa urges), mark this as a special place devoted to metal. Slots are cut out of the side panels, with LED strip lights at the top—a simple detail. "In my work, I strive to open each of us to our spirit essence," said Checa, citing the character of the side panels, which evokes "the candles in a church altar, or stars in the sky. Even people who don't believe in anything can be moved by art and architecture."

With its graceful curving roof, warm-toned material palette, and modest scale, the Metal Art Studio fits comfortably in its domestic environment, while adding a distinct spark to the neighborhood.



New courtyard between the Sculpture Studio at right and the main house.





Kenneth M. Wyner Photography



CHECA ARCHITECTS

"Inspired by Nature, by Our Clients, and The Art and Craft of Making Place"

www.ChecaArchitects.com



Forrester CONSTRUCTION

KEEP BUILDING.

www.forresterconstruction.com


POLYSONICS
Acoustics & Technology Consulting
• ACOUSTICS
• A/V
• IT
• SECURITY
• THEATER SYSTEMS
888-413-7834 • 540-341-4988 • 405 Belle Air Lane, Warrenton, Va 20186
www.polysonics.com


Need to impress?
We Can Do Rush Orders!!!
info@3dstormstudio.com
3D Virtual Reality
3D Architectural Renderings
3D Walkthrough & Flyby Animations
We Provide High Quality 3d Architectural Rendering & Animation Services in Metro DC
3DSTORMSTUDIO
ARCHITECTURAL RENDERING AND COMPUTER GRAPHICS SERVICES
1050 Connecticut Avenue, NW. Suite 500, Washington, DC. 20036
Call 571.243.0236
AIA|DC
asai

Domestic Order

Loft-Style Apartment Creates Serene Live-Work Environment for Entrepreneur

by Elizabeth Donoff



Sitting room and dining room of the Logan Circle Apartment.

Photo © Eric Laignel



View from the apartment entrance, through the staircase, toward the sitting room and beyond to the terrace.

Photo © Alan Karchmer

Project: Logan Circle Apartment,
Washington, DC

Architects: **Dirk Denison Architects**
Landscape Architects: **Gregg Bleam Landscape Architect**
Lighting Consultants: **Mitchell B. Kohn Lighting Design**
Structural Engineers: **Enspect Engineering Consultants; Tadjer-Cohen-Edelson Associates, Inc.**
MEP Engineers: **Hoffman Borowski & Associates, LLC**
Audiovisual Consultants: **Bethesda Systems**
Woodwork Contractor: **Potomac Woodwork, LLC**
General Contractor: **PureForm Builders**

Over the past 15 years, DC has transformed into an enticing urban hotspot for young professionals. One of the first areas to undergo this transformation was the Logan Circle/14th Street corridor in Northwest DC. The Studio Theatre's long-term commitment to the neighborhood, coupled with the opening of the first Whole Foods in the District on P Street, spurred development in the late 1990s and early 2000s, and the first condominiums—loft-style apartments with ground floor retail—set the tone for the area.

It is a perfect setting for any young entrepreneur, especially when home serves double duty as one's workplace. Introduced by another of his clients, **Dirk Denison, FAIA,** of **Dirk Denison Architects** in Chicago, bonded with this client over a mutual appreciation of a sense of order, clarity of space, and clean lines. These elements are key to Denison's approach to architecture



Fireplace and translucent glass panels with the staircase visible beyond.

Photo © Eric Laignel

and the creation of serene residential environments. "When there's order in your personal environment, where things know where they want to go and can be put away, that gives some people a great sense of comfort and peace," said Denison.

To start, Denison and his team completely gutted the existing 2,200-square-foot, two-story apartment that occupies the sixth and seventh floors of a seven-story building. Using a material palette of wood, stone, and glass in subtle earth-tone finishes and textures, the new apartment has an open and airy feel, while providing a clear definition of space for each of the distinct functions of living and working.

Natural light helps give shape to the apartment. In fact, light is fundamental to how Denison approaches architecture. "It's essential to my thinking about space," he said. "The line of light coming through the windows and the way it marches across the floor during the day, for me, is a very important active component of [design] thinking."

One layer of light in the apartment comes from the wall of west-facing windows. However, Denison wanted to open the space vertically as well as horizontally, so he located the residence's main staircase at the apartment entry and directly below an existing skylight. This served as the project starting point for Denison and allowed him to set up a series of "cross axes of views" so that "you really understand the full dimension of the space."

The apartment's public areas—kitchen, living room and dining room—occupy the lower level, and the more private areas—master suite, office, and guest room—are located on the upper floor. To connect these two zones, Denison played with the stair volume so that it reads as a sculptural mass, rather than an object floating in space. The quarter-sawn oak stairs incorporate a riser detail Denison first observed as an architecture student in Rome. Cut into each stair is a toe kick, as if each step has literally been carved out of a block of wood. A perimeter ceiling cove, illuminated with linear LED fixtures, helps define the two-story space, and the combination of electric light and natural light from the skylight above gives the space an ethereal glow. The stair also serves as a visual transition point bringing the illuminated glow from

View from the master bedroom toward the conference room and studio/guest room.



Photo © Eric Laignel



Studio/guest room on the upper level of the Logan Circle Apartment.

Photo © Eric Laignel

above down into the first floor living space thanks to a shared glass wall. The glass wall separates the stair from the living room, and serves as the back wall of the fireplace—a thoroughly modern fixture that uses denatured alcohol and a controllable aperture to modulate the flame.

Inspired by the open-plan living that defined mid-century modern architecture, Denison believes that "[a] modern way of living demands fluid space." Throughout the apartment, subtle details delineate each space, such as the slightly sloped ceiling in the dining room, wood thresholds, and illuminated ceiling coves in the living areas. The overall effect is one of continuity as sightlines are maintained from one room to the next.

Making design decisions can be daunting for clients of any age. To guide the 30-something apartment owner through the process, Denison provided the entrepreneur, who is also an avid mountain climber and photographer, with a series of complete options starting with the apartment layout all the way through to furnishings and the artwork selection. (The artwork provides accents of color and complements the project's otherwise neutral palette.) No aspect of the project was left unconsidered, and once the project started construction—about a 16-month process that was completed in summer 2017—Denison and his team were in communication with the contractor on a daily basis to ensure the project was completed to their specifications.

The result is a completely coordinated space designed to meet the client's living, working, and entertaining needs. In the process, a contemporary and serene environment has been created, one that gives new meaning to work-life balance and creates a new definition of domestic order.



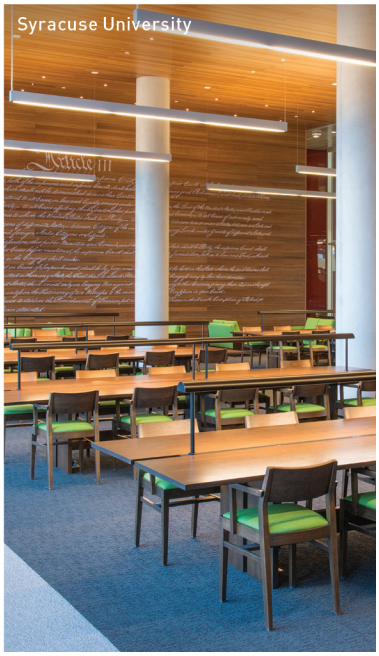
IN PARTNERSHIP WE SHINE.

Thos. Moser designs and builds furniture for hospitality, corporate and educational environments with a dedication to skill, precision in craft and collaboration.

Call us or drop by our Georgetown showroom to learn more.



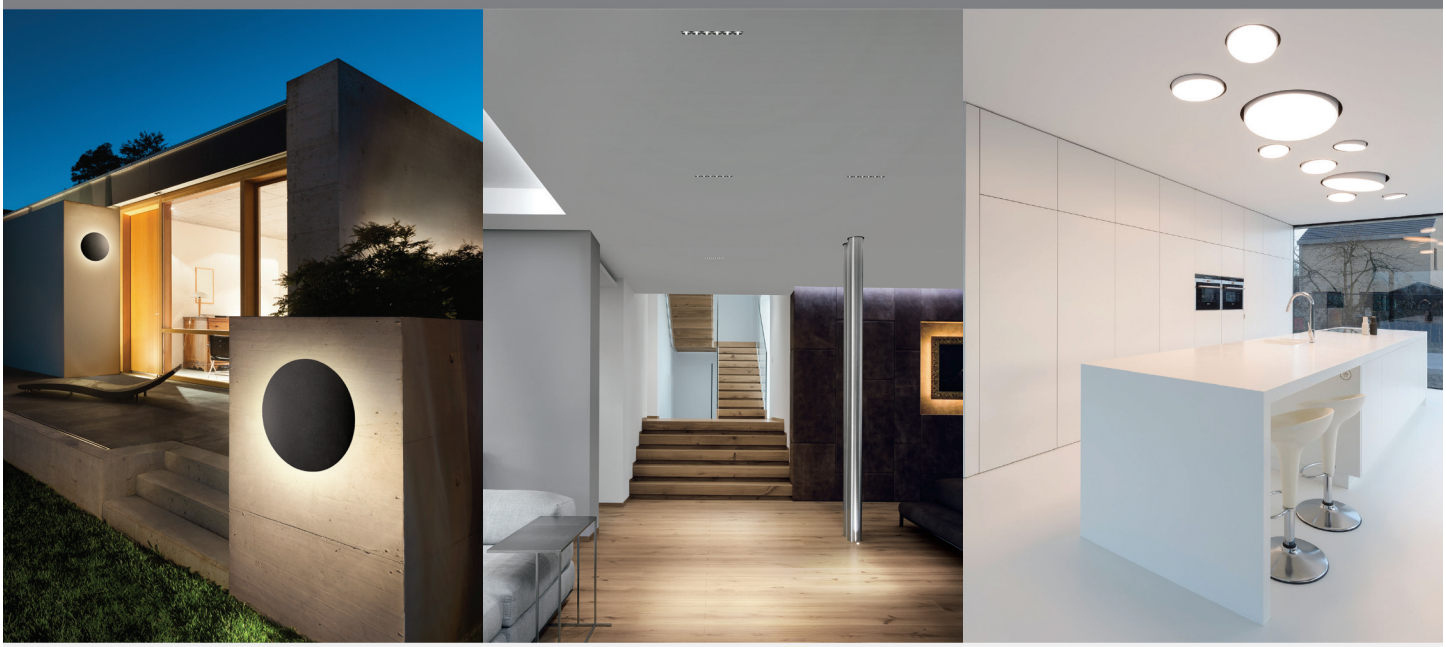








THE ARCHITECTURAL RESOURCE FOR LIGHTING



ALLIANCE LIGHTING

scan. call. or visit.

DESIGN SUPPORT • SALES • SERVICE

443 430 9803 AllianceLighting.com

THE ART OF CONSTRUCTION.



GRUNLEY

COMMERCIAL | INSTITUTIONAL | GOVERNMENT **BUILDERS**



Main living area of the Waterview Condominium, with views of Georgetown and the National Cathedral beyond.

View to a Thrill

Arlington Penthouse Offers Incomparable Vantage

by G. Martin Moeller, Jr., Assoc. AIA

The first thing a visitor to this condominium apartment is likely to notice is the spectacular view of the Washington National Cathedral perched atop one of the highest points in the District of Columbia. The second through tenth things the visitor notices might be the Key Bridge, the spires of Georgetown University's Healy Hall, the Watergate Complex, the Kennedy Center, the Capitol dome, the Washington Monument, the Lincoln Memorial, the Jefferson Memorial, and Memorial Bridge—in short, a substantial percentage of DC's most prominent landmarks. Such expansive views of the city are normally available only from the window seat of a plane flying into or out of National Airport, and even then, only fleetingly.

This apartment's panoramic vistas are possible because it occupies the top floor of a 30-story tower in Arlington, which, being in Virginia, is not subject to DC's building height limit. The mixed-use tower, designed by Pei Cobb Freed & Partners and completed in 1988, stands near one corner of the clump of high-rises forming the Rosslyn business district. The penthouse apartment



Bookcase separating living areas of the Waterview Condominium.

All photos © Maxwell MacKenzie Architectural Photographer

spans nearly 5,000 square feet and has exposures on three sides, with floor-to-ceiling windows affording broad views across the Potomac River as well as slot views between adjacent towers.

The current owner hired **Robert M. Gurney, FAIA,** to renovate the apartment, which previously suffered from a fragmented layout and haphazard ceiling planes. "The spaces seemed compartmentalized," recalled Gurney, "and when you walked around, you noticed areas with lowered ceilings and dropped bulkheads. We wanted to open it up, and make the whole space about the views."

To achieve that, Gurney reconceived the apartment as a series of interconnected volumes rather than traditional "rooms." The main living and dining area is now a single sweeping space running along the gently curving north wall, which faces Georgetown. A large, apparently freestanding bookcase—which actually wraps around a structural wall that helps to brace the building laterally—separates that space from an adjacent, less formal living area tucked into the northeast corner of the apartment. Three bedrooms, a home office, and a children's playroom form an L-shaped wing along the east and south walls of the building. These spaces are largely defined by blocks of closets and bookcases rather than typical drywall partitions.

Having opened up the plan, Gurney found the goal of rationalizing the ceiling plane to be a thornier challenge. It turns out that there was a reason for all those bumps and lumps: they concealed critical parts of the building's infrastructure, such as

Project: Waterview Condominium,
Arlington, VA

Architect: **Robert M. Gurney, FAIA, Architect**
Interior Designer: **Therese Baron Gurney, ASID**
Structural Engineers: **Tadjer-Cohen-Edelson & Associates, Inc.**
Contractor: **Peterson and Collins Inc.**



Kitchen (at left) and dining room, with ichthyosaur fossil on the far wall.

roof drains, fire-suppression systems, and ductwork. "We actually spent months trying to work with the building management to see what infrastructure we could move," Gurney said. "The reality is that it was impossible."

Necessity gave birth to invention. Since the drain pipes and other building elements penetrating the apartment interior could not be shifted, Gurney decided to treat them as an armature—unwelcome though it may have been originally—for a sculptural flight of fancy. "We ended up doing a sort of map of the building infrastructure," he explained, "which inspired this folded ceiling surface that drops down as needed, then rises to full height at the windows." The multifaceted canopy is deliberately set back from all surrounding walls, columns, and millwork, which extend above the ceiling plane as if reaching upward to infinity. The effect is rather like a layer of angular clouds, providing a subtle visual connection between the indoors and outdoors and thus enhancing the experience of the expansive urban views.





Home office, with a standing desk at left and a seated desk at right.



Master bedroom.

All photos © Maxwell MacKenzie Architectural Photographer

The solid elements that punctuate the volumes within the apartment are finished in different materials that express their distinct natures. Elements that relate to the building's service core, for instance, are clad in steel panels. Peripheral concrete columns are left exposed, partially to minimize interruptions of the views, but also to emphasize their structural role. A non-structural duct chase, by contrast, is covered in white glass. The party wall running alongside the main dining area is sheathed in four-inch-thick cleft slate. One of the owner's most extraordinary possessions—a 180-million-year-old ichthyosaur fossil—is inset into the wall, framed by the slate as if it were a painting.

One of the most impressive features of the apartment is the Japanese spa-style master bathroom. It includes a large soaking tub, the stainless steel lining of which was manufactured off site and delivered in two pieces sized to fit in the building's elevator. The bathroom floor is made of one-inch-thick impala black granite, while the walls are of western red cedar and honed absolute black granite. Another fossil—this one of a flower-like marine animal

Master bathroom



Master bathroom, with Japanese-style tub.

called a crinoid—is inset into one wall, providing an appropriately Zen accent to the tranquil space.

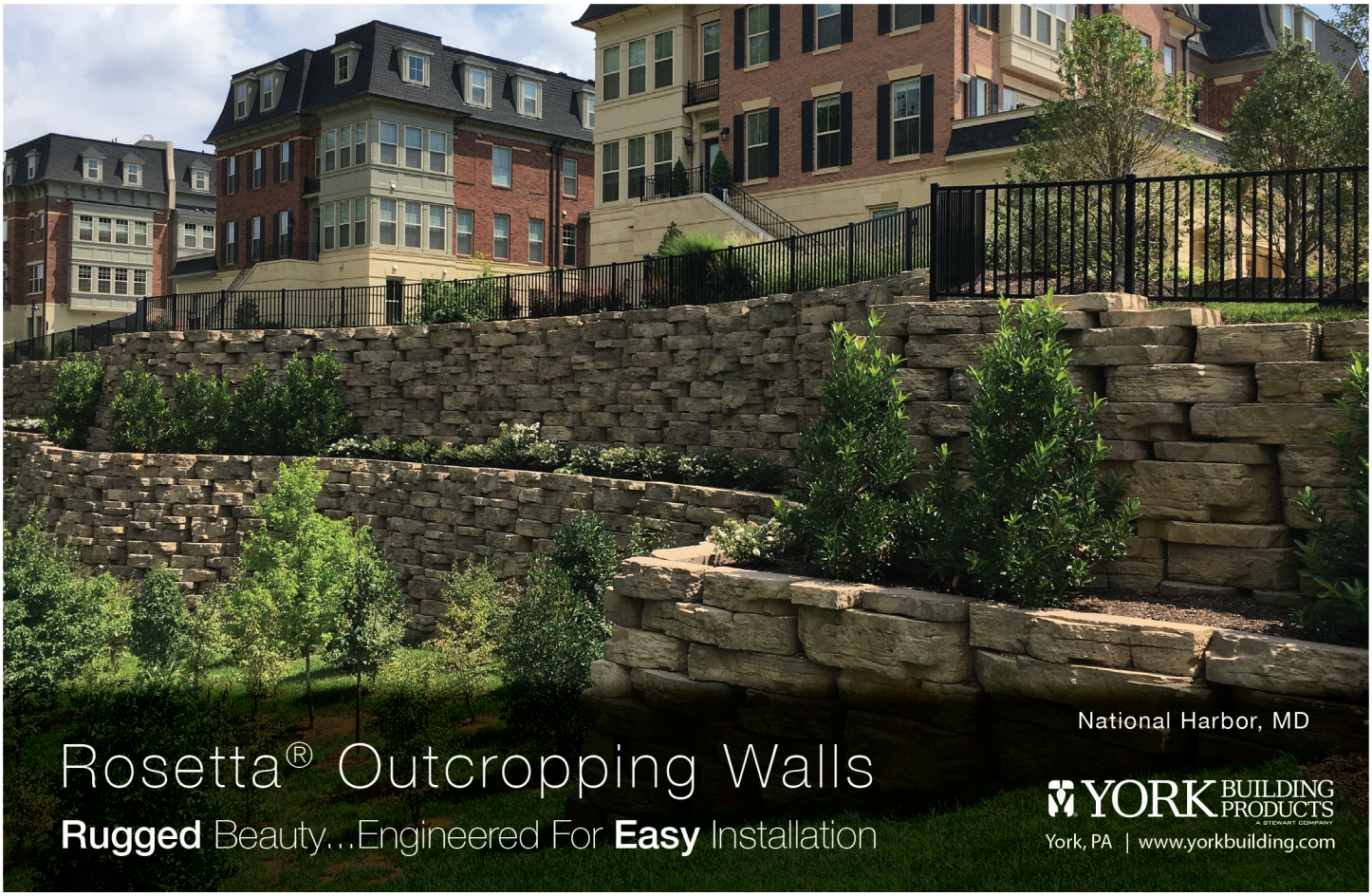
"The biggest challenge of the project was literally getting some of the materials into the space," Gurney noted. "We wanted to clad this one column in white glass, but the glass was too big to fit in the elevator. I'm bad at taking no for an answer, so Nicole [de Jong, AIA, project architect] and I walked it up—all 30 floors."

While such a commitment to getting everything exactly right is a hallmark of Gurney's work, he recognizes that the opportunity to be so obsessive is also an obligation: "When budget's not an issue, timing's not an issue, and quality is not an issue, you really have to deliver."



MAXWELL MACKENZIE
maxmackenzie@verizon.net
Architectural Photographer
202.213.9336

Waterview Condo
Robert M. Gurney, FAIA
Peterson and Collins Builders





PETERSON+COLLINS

BUILDERS

"WATERVIEW CONDOMINIUM"
FEATURED IN THIS ISSUE

ROBERT M. GURNEY ARCHITECT
MAXWELL MACKENZIE PHOTOGRAPHY

Jessica Marcotte Photography

Architecture | Interiors





703 548 7900

www.jessicamarcotte.com



WaterFurnace
Smarter from the Ground Up™

visit us at **waterfurnace.com**

SIGNS OF
INTELLIGENT LIFE

You don't need a telescope to find intelligent life... it's closer than you think. A WaterFurnace geothermal comfort systems taps into the **clean, renewable energy** found in your own backyard to provide **savings of up to 70% on heating, cooling and hot water.** Contact Shelton Cartwright or Mark Utz, your local WaterFurnace Territory Managers, and show your neighbors that *intelligent life is right next door.*

FOR ADDITIONAL INFORMATION CONTACT:

Shelton Cartwright - TM VA/DC/WV

shelton.cartwright@waterfurnace.com

(260) 446-9280

©2015 WaterFurnace is a registered trademark of WaterFurnace International, Inc.



The new apartment building at 880 P Street, NW. The existing Cambria Hotel is visible in the right background.

All photos © Maxwell MacKenzie Architectural Photographer

Market Rates

The Last Piece of City Market at O Falls into Place

by Deane Madsen, Assoc. AIA

Fifty years ago this spring, as the nation recoiled from the assassination of Rev. Martin Luther King, Jr., its capital descended into four days of uprisings that left whole swaths of Washington in smoking rubble. A quarter century later, the Victorian-styled O Street Market—which had served continuously as the Shaw neighborhood's public marketplace since its 1881 completion but was slow to re-emerge from that post-uprising rubble—was again the site of turmoil as gun violence erupted, injuring eight people and killing one, 15-year-old Duwan A'Vant.

In the two decades that followed the 1994 shooting, the O Street Market fell into disrepair. A grocery chain, Giant, opened and paved over the rest of the two blocks bounded by O Street, NW, to the south, P Street to the north, and 7th and 9th streets to the east and west, respectively. Now, thanks to a forward-thinking re-investment initiated by Roadside Development in 2001, the O Street Market is restored, and the two blocks are filled with a hotel, various restaurants, and new mid-rise residential buildings that bring density and housing into a historic district. The last piece of the puzzle, designed by **Shalom Baranes Associates (SBA),** is 880 P Street. (See the Winter 2015 issue of *ARCHITECTUREDC* for coverage of the first phase of the project.)

"I think the building is an example of how you can do contemporary design in historic neighborhoods, and it's going to be OK," said **Robert Sponseller, AIA,** the design principal at SBA



Ninth Street façade of 880 P Street, NW.

who led the master plan. "You can put modern and old together, and there's a synergy you get when you do that that's more powerful than just recreating the old."

The 880 P Street project occupies the L-shaped northwest corner of the site, and completes the second phase of the overall City Market at O master plan, which was also designed by SBA. The site development restores the 8th Street right-of-way that had been eliminated in the mid-1970s, realigning it with the L'Enfant Plan, and resurrects the O Street Market with the insertion of the Giant within its shell (the building was added to the National Register of Historic Places in 1995).

Phase one of the project also included the Hodge—an apartment tower of 90 affordable units aimed at seniors, to fulfill requirements of Washington's inclusionary zoning laws—as well as two, 10-story market-rate condominium towers and the 182-room Cambria Hotel at the southwest corner of the site. While residents of the Hodge must meet income thresholds—18 units are set aside for people who earn less than 50 percent of area median income (AMI), with the other 72 for those at or below 60 percent AMI—the other three market-rate towers, including 880 P Street, have no such restrictions.

The 880 P Street building and its two sibling apartment complexes aim squarely at a higher-income demographic, with one-bedroom units starting upwards of $2,400 per month (rents at the Hodge, by contrast, are $964 to $1,169). Billed as luxury living, the units themselves are compact, but outfitted with finishes such as

Project: City Market at O/Phase Two West Apartments,
880 P Street, NW, Washington, DC

Architects: **Shalom Baranes Associates**
Landscape Architects: **LEA | SIRI**
Interior Designers: **Cecconi Simone**
Structural Engineers: **TCE & Associates**
MEP Engineers: **Girard Engineering**
Civil Engineers: **Wiles Mensch Corporation**
Contractor: **Clark Construction Group**

Roof deck of 880 P Street, NW



Amenity space for residents.

Italian cabinetry and Corian countertops. Floor-to-ceiling windows and private balconies afford broad views outward and daylight penetration within. In two-bedroom units, Raydoor fixed and sliding partitions take advantage of the abundance of daylight to cast a diffuse glow in the secondary bedroom.

The three market-rate buildings were each designed by a separate team at SBA, all of which fell under Sponseller's guidance, making them as inextricably related yet individualized as siblings can be. And the connections are more than just superficial: Several internal passages link 880 P Street to its neighbor, 800 P, and they share a bi-level, vegetated roof deck that offers ample outdoor amenities such as a pool and several grilling stations. Below grade, a 500-car garage spans the width of the two blocks, and loading bays and storage for the Giant are located in a sub-basement to reduce their impact on the neighborhood and maximize retail floor area at ground level.

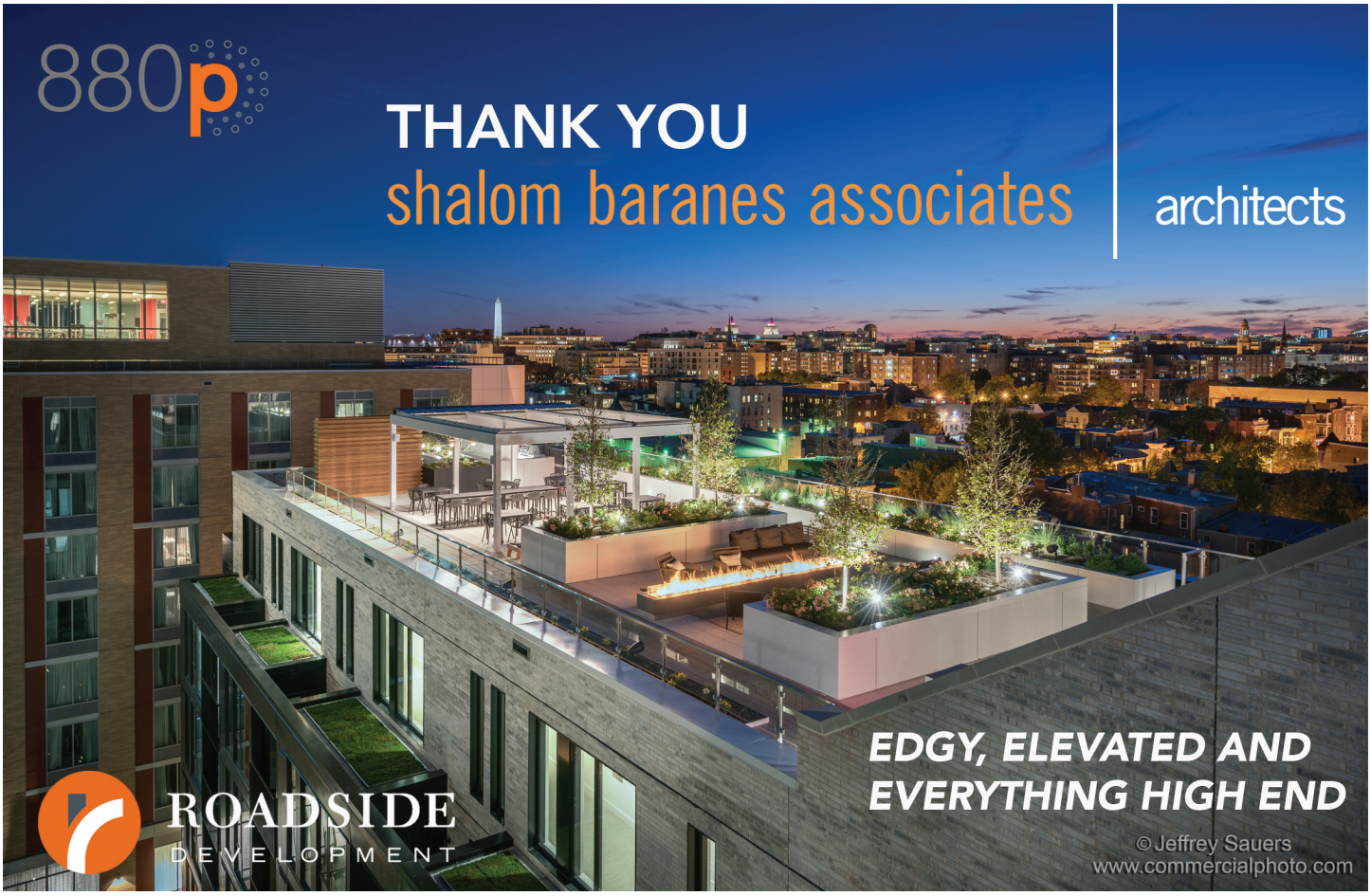


Ninth Street is one edge of the Shaw Historic District, and the buildings that face 880 P are primarily two- and three-story row houses. To avoid overwhelming its neighbors, the massing of the City Market development steps down from its tallest points along the central 8th Street corridor to six floors at 7th and 9th Streets. Sponseller also described breaking up the façades of 880 P to relate better to the residential scale of the surrounding neighborhood by integrating staggered window framing and terraces on the 9th Street side, which is clad in a custom, slurry-coated brick. On P Street, dual-level townhouse-type units face lower-rise buildings to the north. Deep vertical fins shield glass from most of the day's direct sun while allowing expansive outward views. "When you're in these units with these deep fins, they're kind of like shutters," he said. "The only angle you can see in is when you're looking straight at it. They do an amazing job of creating privacy and scale for a residential unit."

Given 880 P Street's proximity to the historic district boundaries, its roof deck views will remain unobstructed far into the future, barring a major overhaul of DC's comprehensive plan. While it remains to be seen what effect the addition of luxury housing replete with rooftop dog parks and lap pools will have on the surrounding neighborhood in terms of driving up living costs for other Shaw residents, certainly the adept infill of two city blocks' worth of parking increases the number of housing units in a beneficial way. "If you can get more supply on the market—obviously good quality supply—it'll help prices," Sponseller said. "The density is just better for the city." With the project's massing and façade articulation, that density resembles less of a superblock imposed upon the neighborhood than a compatible improvement.

880p

THANK YOU
shalom baranes associates
architects



EDGY, ELEVATED AND
EVERYTHING HIGH END

© Jeffrey Sauers
www.commercialphoto.com

ROADSIDE
DEVELOPMENT







SUNAIR®
AWNINGS & SOLAR SCREENS

SINCE 1880
BALTIMORE, MD &
PHOENIX, AZ

Nationwide Dealer Distribution



LOUVERED AND FABRIC PERGOLA®
RETRACTABLE STRUCTURES
For Your clients Home or Business

Visit our showroom & factory, Jessup, MD 800-548-0408

www.sunairawnings.com | info@sunairawnings.com



PCC CONSTRUCTION COMPONENTS INCORPORATED

ARCHITECTURAL WALL SYSTEMS

DESIGN ASSIST CONTRACTOR SUPPORTING THE BUILDING ENVELOPE WITH CUSTOM CURTAINWALL AND ARCHITECTURAL WALL SYSTEMS



PCC CONSTRUCTION COMPONENTS, INC.

7600 Lindbergh Drive, Unit C
Gaithersburg, MD 20879

301.417.1020

www.teampcc.com

Creative Engineering Solutions by

METROPOLITAN ENGINEERING INC

SHAPIRO-O'BRIEN

MEI specializes in creative MEP design solutions and brings extensive experience in to your project.

75 YEARS 1942-2017

Our MEP design provides:

- **The most cost effective systems**
- **Solutions for installation during occupancy**
- **The least construction impact**
- **Maximization of usable space**
- **Submetering options for central systems**
- **Greater net operating income**

www.mei-dc.com | 202-296-2580
1225 19th Street NW, Suite 800, Washington, DC 20036



80+ years Walpole Outdoors™
walpoleoutdoors.com

Project: Rooftop Pergola, Boston, MA - 12' x 19' self anchoring pergola, 5' x 8' beams, 2' x 8' joists, with custom planters and overlaid perspective lattice panel, all crafted in AZEK®. **800-343-6948**

Fence, pergolas, arbors, gates, trellis, lattice, railing, planter boxes, and more.



Rendering showing the north and west façades of the Ward 6 Short-Term Family Housing facility, as seen from Delaware Avenue, SW. The steps and ramp at center lead to the main residential facility entrance.

Home for a While

A New Short-Term Family Housing Building for Ward 6

by Ronald O'Rourke

A few blocks northeast of the Waterfront-SEU Metro station, construction is under way on a new high-rise residential building designed by **Studio Twenty Seven Architecture** and **LEO A DALY,** an architecture, engineering, planning, interior design, and program-management firm. The structure, located at 850 Delaware Avenue, SW, promises to be as good-looking from the street as many local market-rate apartment buildings, but in fact will be a new short-term family housing (STFH) facility for Ward 6.

The project forms part of Mayor Muriel Bowser's initiative to close the much-criticized STFH facility at DC

All images courtesy of Studio Twenty Seven Architecture

General and replace it with a collection of smaller facilities dispersed throughout the city's wards. The new buildings, with no more than 50 units each, are to offer dignified and attractive facilities designed specifically to meet the needs of families. The 850 Delaware Avenue facility is a project of DC's Department of General Services.

The structure will occupy a narrow, trapezoidal site bounded by Delaware Avenue, H Street, 1st Street, and I Street, SW. The 61,769-square-foot building, with 53,002 square feet on seven levels plus an 8,767-square-foot cellar, will provide 50, two-, three-, and four-bed units. A smaller existing building on the site that houses a health clinic is to be demolished, and the new building will have a replacement clinic on the cellar level.

"The building will include seven to 10 housing units per floor, along with community rooms, laundry facilities, trash rooms, private and family bathrooms, and monitoring stations on each floor," said **John Burke, AIA,** a principal at Studio Twenty Seven. "The ground floor will include a dining area, computer room, exam room, and administrative areas. Wrap-around services will be provided to all tenants, including connections to permanent housing programs, housing search assistance, social work staff, early childhood screenings and school liaisons, education, training, and employment services, health care, and financial and budget management counseling."

The design goal "was to develop a building that has no front or back [as neighborhood residents requested], and that responds to the Delaware Avenue viewshed," Burke said. "The ziggurat [stepped-tower] shape articulated most prevalently on the west side of the building is a response to both site factors and building program requirements. It transitions the mass of the building away from the Delaware Avenue viewshed, preserving the existing tree canopies, and allows for abundant natural daylighting and views for the living units on the west elevation."

The design "yields in height to both the future Randall School development to the east and the Capitol Park Plaza apartment building to the west," Burke added. "The building is intended to complement the developing Southwest skyline while creating an optimal living experience for the tenants with natural lighting and views out to the city. The building's skin is an integral-colored white brick. The use of masonry as a material and the detailing of the brick lattices on the east side reference the mid-century modern architecture found in the neighborhoods of Southwest DC."

The building will be visible on all sides, and the design reflects that. "Each elevation of the building is uniquely different," Burke said. "The glassy north façade contains community rooms on each floor that look out towards the Capitol; the dynamic south façade frames the entrance to the health clinic; the calm east façade contains screened outdoor play spaces on each floor; and the stepped west façade creates green roofs outside of each living unit that recall the lawns of individual



Aerial rendering, with Delaware Avenue, SW, in the foreground.



Rendering of the south façade (at left), including the entrance to the new health clinic, and the east façade (at right), which faces the Randall School building.

Project: Ward 6 Short-Term Family Housing,
850 Delaware Avenue, SW, Washington, DC

Architects: **Studio Twenty Seven Architecture/LEO A DALY Joint Venture**
Structural Engineers: **Silman**
MEP Engineers: **Setty & Associates**
Civil Engineers: **A. Morton Thomas & Associates, Inc.**
Geotechnical Engineers: **ECS Capitol Services**
Cost Estimators: **TCT Cost Consultants**
Land Use Attorneys: **Holland & Knight**
Archaeologists: **John Milner Associates**
Acoustical Engineers: **Acoustical Design Collaborative**
Contractor: **BlueSkye Inc.**

American homes. Care was taken to organize separate entrances to the health clinic and the [STFH facility] on different faces of the building."

On the inside, "the building provides for an internal neighborhood of common spaces," said **Pierre Gendreau,** a senior project manager at LEO A DALY. The arrangement "allows the residents a greater opportunity to interact and form relationships within a collaborative yet structured environment, so that exposure to shared circumstances can potentially contribute to a positive handling of individual circumstances."

Studio Twenty Seven and LEO A DALY have collaborated on six projects for the District government in recent years, Gendreau said, with LEO A DALY providing technical knowledge and regulatory-compliance experience. One of those collaborations was La Casa, a 40-unit permanent supportive housing building for homeless men at 1444 Irving Street, NW, in Washington's Columbia Heights neighborhood, that was covered in the Winter 2016 issue of *ARCHITECTUREDC*. The building is so smart-looking that passersby have been known to mistake it for a market-rate building and enter it to inquire about possible rentals.

"The objective of all District-owned facilities is for durable, program-driven designs that are non-institutional, contextually enhancing to the neighborhood, and can be acknowledged by National Housing and AIA Design Award Committees for exceptional design," Burke said. "La Casa achieved both. The joint venture team [Studio Twenty Seven and LEO A DALY] was awarded the Ward 6 facility after competing in a public solicitation process. The success of La Casa was presented as a demonstration of the quality of design and level of professional services offered by the team."

Efforts to build supportive housing projects around the city have led to heated debates, but the Ward 6 STFH facility is moving ahead. "The design team cannot overstate the support and guidance provided by the city as a client, and the Ward 6 community as an active partner," Burke said. "The Ward 6 advisory team and immediate neighbors deserve great credit for their willingness to embrace this project from the very beginning. They worked closely with the design team to design a building that complemented the neighborhood context and provided the best programmatic resolution for the building's clients."

Creative responses to supportive housing, Gendreau said, "can help de-stigmatize the public perception of public housing, and in so doing help residents realize that they still possess potential, self-worth, and a future, rather than being seen as a forgotten segment of society." Burke added that "projects like La Casa and 850 Delaware Avenue are actually shrewd uses of public funds. Although the chronic homeless now represent less than 15% of the general homeless population, more than half of the funds devoted to fighting all homelessness is used for their care. Emergency services often associated with chronic homelessness are expensive. Preventing homelessness is a much more cost-effective option."







Open-air play area within the Ward 6 Short-Term Family Housing facility.



Lobby and mail area.



A typical room in the Ward 6 Short-Term Family Housing facility.

In support of that argument, Burke cited a 2009 study in which "the average cost of housing and services for a resident at [a facility] in Seattle was $30,000 less per year than caring for a chronically homeless individual without housing, and the savings increased to $36,000 per year after 12 months in housing." In another example, "the healthcare costs for residents of a permanent supportive facility in Charlotte, North Carolina, fell by $1.8 million annually" after occupancy.

"Architects can take the lead in sharing this story," Burke said. "The city's economy and population are expanding rapidly, largely at the expense of those who depend on affordable housing. There is abundant work still to be completed."



Our Services

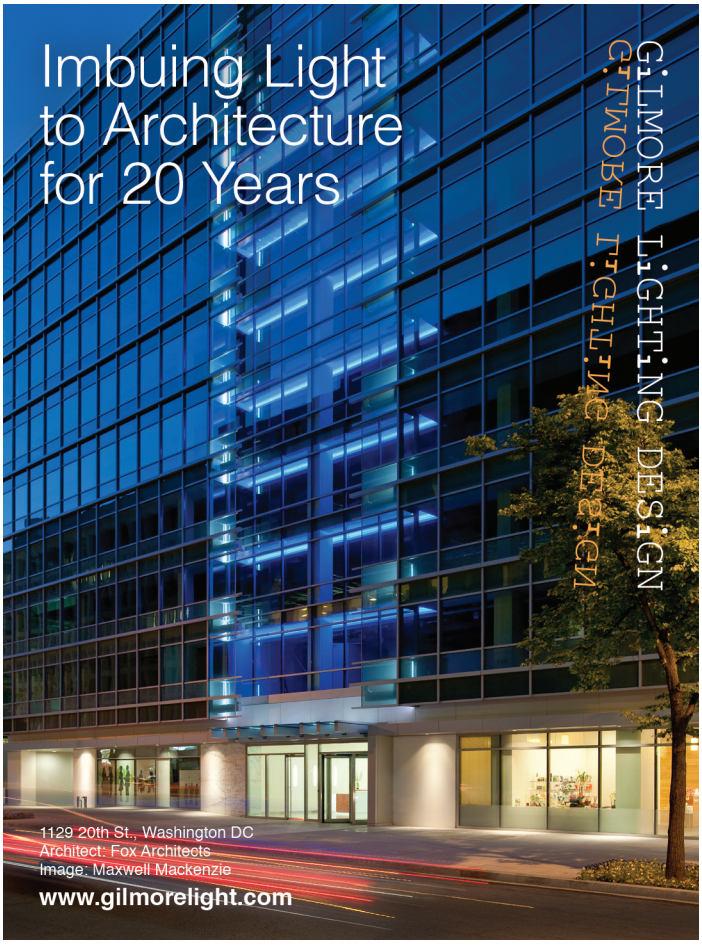
WOMEN OWNED

- Strategy & Advisory Services
- Program Management
- Base Building and Interior Acoustics
- Vibration Analysis and Control
- Technology Transition & Optimization Planning
- Disaster Recovery/Continuity Planning
- Core Infrastructure Design
- Audiovisual & Communication System Design
- Voice, Data & Multimedia Network Engineering
- Electronic Security System Design

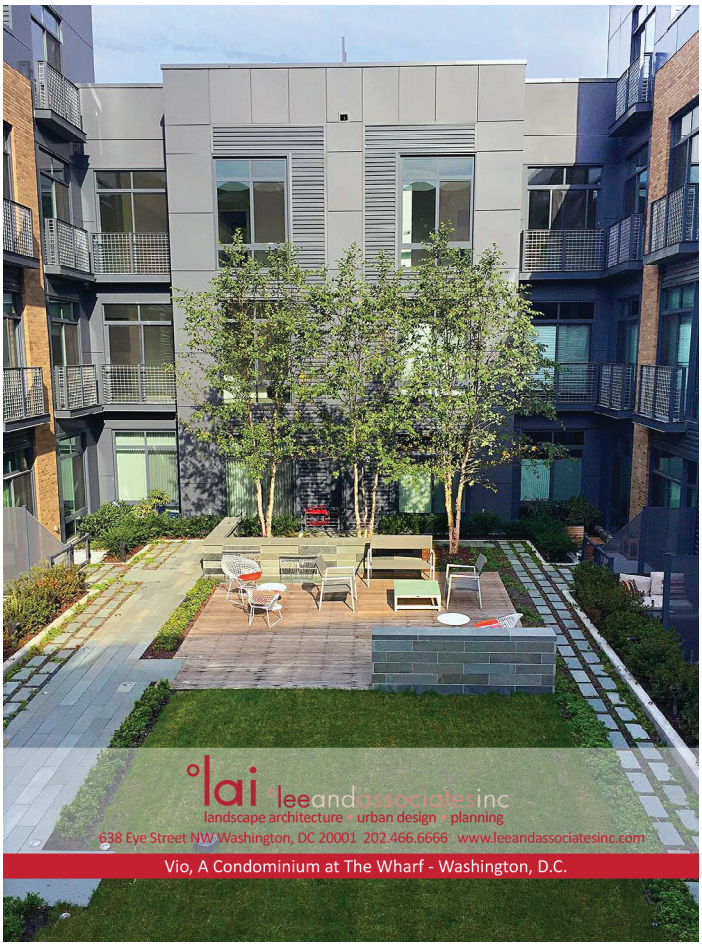
Cerami

Acoustics | Audiovisual | Information Technology | Security
New York | Washington DC | Philadelphia | ceramiassociates.com













To advertise or feature your products or services in the upcoming FALL Mixed-Use Projects issue of *ARCHITECTUREDC*

Deadline to secure space is July 26th

Contact Jody Cranford: 800-818-0289
jcranford@aiadc.com for more information.



TW Perry's window specialists and consulting staff have factory trained expertise, years of industry knowledge and experience to be a valued resource in the product selection process. Contact a TW Perry Consultant today to help you on your next project: windowsmetrodc@twperry.com

LEPAGE WINDOWS & DOORS AVAILABLE AT TW PERRY:

BALTIMORE, MD - SILVER SPRING, MD - GAITHERSBURG, MD
ANNAPOLIS, MD - LEESBURG, VA - SPRINGFIELD, VA

TW PERRY
WINDOW CONSULTING SERVICES









Inter-lux designs and manufactures architectural lighting products right here in Maryland. We support the local economy with engineering and manufacturing jobs. Local lighting products designed to meet the demands of global lighting projects.

inter•lux
tools for lighting

inter-lux.com answers@inter-lux.com

Miele

Steaming, roasting, baking, amazing.

The Miele Combi-Steam Oven.

Miele. Immer Besser.



Enjoy a gift from us as we celebrate 20 years of built-in steam.

For a limited time only, receive a premium accessory set valued over **$500** to complement your cooking experience!

Learn more about this promotion at mieleusa.com/promotions.

ADU Appliance Distributors Unlimited
adu.com

Locations:
Baltimore, MD: 410-789-8000
Chantilly, VA: 703-263-2300
Gaithersburg, MD: 240-650-6000
Takoma Park, MD: 301-608-2600
York, PA: 717-845-6500

www.adu.com

The Appliance Source®

Locations:
Annapolis, MD: 410-267-7110
Easton, MD: 410-819-8900
Mechanicsville, MD: 301-274-2570

www.theappliancesource.com

micro-fabulous

Photos by Mekko Harjo
Penelope Sofa/Queen Wall Bed
Clei Wardrobe & Storage System





302 square feet. Furnished by Resource Furniture.
Ollie™ at Carmel Place Micro-Studio - The Project That Started it All.

RESOURCE FURNITURE
SPACE. REINVENTED©

Maximize density, add measurable value, and enhance market appeal with space-transforming solutions from Resource Furniture.

Designed and made in Italy. Exclusively from Resource Furniture, the leader in furnished micro and co-living.

Call us today and find out how we can help you increase the ROI on your next project.

GEORGETOWN DESIGN DISTRICT WASHINGTON DC

3340 Cady's Alley NW | Georgetown Design District | 202.750.6327

resourcefurniture.com

New York | Los Angeles | San Francisco | Washington D.C. | Toronto | Vancouver | Calgary | Montreal | Mexico City

MONARC™
CONSTRUCTION INC.

EXPANDING BY CONTRACTING



LUMBERSHED
ADAPTIVE REUSE

Architect: Gensler
Developer: Forest City

- **Base Building**
- **Diplomatic**
- **Historic Renovation**
- **Multi-Family**
- **Special Projects**

31 ANNIVERSARY
1987 2018



FORM + FUNCTION.

The Dri-Design Metal Wall panels on the Nordstrom Toronto Eaton Centre feature the Inspire Finish in a Shadow Series panel with varying levels of gloss. This variation gives the individual cassettes distinguishing pattern when viewed both near and far. Utilizing a custom Dri-Design detail, Custom LED light bars were also incorporated into the façade. The detail allows the light bars to be hidden within the horizontal joints.

- No sealants, gaskets or butyl tape means no streaking and no maintenance for owners.
- Not laminated or a composite material, so panels will never delaminate.
- At Dri-Design, we have a strict policy of recycling and creating products that the world can live with.
- Fully tested to exceed ASTM standards and the latest AAMA 508-07.
- Available in a variety of materials and colors.
- Non-combustible and NFPA-285 compliant. UL Listed.

Nordstrom Toronto Eaton Centre | Design Architect: Callison/RTKL
Architect of Record: Queen's Quay Architects

dri-design®
WALL PANEL SYSTEM

Come see us in New York City
at the AIA Architecture Expo,
June 21 – 22, 2018 booth # 1757

616.355.2970 | dri-design.com



House on Thornapple St | Designed by Mark McInturff, FAIA
4002 Thornapple St, Chevy Chase, MD | Offered for $2,289,000
Co-listed with Theo Adamstein, TTR Sotheby's International Realty
Photography: Julia Heine

CONTEMPORARY LISTINGS [.COM]



The Petersen House | Designed by Robert Gurney, FAIA
127 Quincy St, Chevy Chase, MD | Offered For $2,550,000
Photography: © Maxwell MacKenzie

Ron Mangas, Jr.
Vice President
Licensed in DC, MD, & VA
c 703.298.2564
This is our niche. This is our passion.

TTR | Sotheby's INTERNATIONAL REALTY

6723 Whittier Ave, Suite 101, McLean, VA 22101 | 703.319.3344
Each Office is Independently Owned and Operated

PROJECT: 450 Alaskan - Seattle, WA
ARCHITECT: NBBJ
CERTIFICATION TARGET: LEED® Gold
SPECIFICATION: Entice® Thermal Entrance

ENTICE® ULTRA-NARROW STILE THERMAL ENTRANCE SYSTEM

THE LOOK YOU WANT, THE PERFORMANCE YOU NEED





U.S. Patent 9,074,413

SUPPORTS HANDLE HARDWARE, INCLUDING PANIC DEVICES, ON 1" INSULATING GLASS

A NEW GLASS ENTRANCE SYSTEM UNLIKE ANYTHING YOU'VE SEEN

For the first time, all-glass aesthetics and full-frame thermal performance in one entrance system. Entice® meets stringent energy codes and looks great doing it, satisfying the most discerning designers, owners, and code officials.

- Ultra-Narrow 1-1/8" Vertical Stiles
- Thermally Broken with U-Factors as Low as 0.33
- NFRC Rated and Satisfies ASHRAE 90.1-2016 Air Infiltration Criteria

"Best in Category - Openings"
— Architectural Record Product of the Year Awards

"Best Product for Retail"
— Architectural Products Product Innovation Awards

"The cleanliness in lines is equaled by the sophistication of the hardware and performance."
— Product Innovation Awards Judge

CRL U.S. ALUMINUM
A CRH COMPANY

C.R. LAURENCE CO., INC. - U.S. ALUMINUM
crl-arch.com/ENTICE | **(800) 421-6144** EXT. **5305**

A'18 AIA CONFERENCE ON ARCHITECTURE
JUNE 21-22, NEW YORK
LEVEL 3 BOOTH 1945

LJC482B 05.18







Offering solutions to meet the unique challenges of the rooftop growing environment

- Designers appreciate the flexibility to use Trays or Layered (built-up) assemblies
- Multiple warranty options including Single-Source Warranty provided through our Roofing Partners
- Amenity Decks and Rooftop Gardening
- Regulatory agencies accept our green roofs as Stormwater Management tools
- Installation available

COLUMBIA GREEN TECHNOLOGIES

www.columbia-green.com 855-836-0536

Advertisers Index

3D Storm Studio 51
Added Dimensions Construction 9
AGS Stainless Inc. 27
Alliance Lighting 58
Appliance Distributors Unlimited 82
Barnes Vanze Architects, Inc. 79
Benjamin Moore 42
Cerami 73
Checa Architects 50
Columbia Green Technologies 88
CRL - U.S. Aluminum 87
Dri-Design 85
Eco-nize Closets 7
Eric Colbert & Associates 34
Extron 4
Ferguson 44-45
Forrester Construction 50
Gilmore Lighting 79
Glass Construction 13
Grunley Construction Co, Inc. 59
Gutierrez: Studios 42
Illuminations 2
Inter-Lux 81
Jessica Marcotte Photography 67
Kitchen and Bath Studios 20
Konst-Siematic 11
Lee & Associates 79
Ligne Roset 28
Loewen Windows - The Sanders Company . . . 6
Maxwell MacKenzie, ... 65
Architectural Photographer
MCLA Lighting 34
Metropolitan Engineering 73
MGV Consulting Engineers 79
Monarc Construction 84
PCC Construction Components 73
Peterson Aluminum 29
Peterson & Collins 66
Phoenix Noise and Vibration . . . . . OBC
Poggenpohl 12
poliform | sagart studio 41
Polysonics Acoustics 51
& Technology Consulting
Porcelanosa 8
Potomac Valley Brick 1
Potomac Woodwork L.L.C. 57
Pyramid Builders 21
Resource Furniture 83
Roadside Development 72
Shinberg Levinas 58
SK&A Structural Engineers 1
Studio Snaidero DC Metro . . . . . IFC
Structura Inc. 34
SunAir Awnings 72
The Deck Awning Company 10
Thos Moser 57
TTR Sotheby's International Realty 86
- Contemporary Listings
TW Perry 80
Versatex Trimboard 35
Wagner Roofing Company 20
Walpole Outdoors 73
Washington Gas . . . . . IBC
WaterFurnace Renewable Energy, Inc 67
York Building Products 65



Washington Gas
A WGL Company

THE NATURAL ENERGY PARTNER

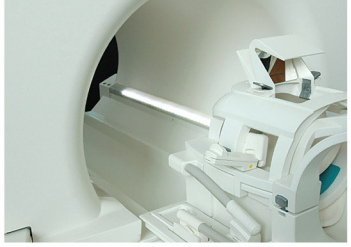
DESIGN SOLUTIONS

FIND A TRUSTED PARTNER IN WASHINGTON GAS

Learn more at NaturalEnergyPartner.com

When designing natural gas solutions for multifamily and commercial projects, partner with Washington Gas and benefit from:

- CUSTOM DESIGN OPTIONS
- COMPETITIVE COST SAVINGS
- COMPLIMENTARY EDUCATION
- ENERGY EFFICIENT SOLUTIONS







Sound strategy.

Make your project a quiet success with Acoustical Engineering.

It's a noisy world out there. From overhead mechanical to underground rail, every building is subject to a relentless attack of noise and vibration from a variety of sources. It's enough to rattle the nerves of even the most experienced designer. That's why leading architects work with Phoenix Noise & Vibration to develop acoustical engineering strategies for key projects. With staff board certified in noise control engineering, we work with your team to identify the most cost-effective solutions. Whether you need to protect sensitive equipment or ensure good acoustics, Phoenix offers experience and expertise you can rely on. Give us a call, and put your next project on sound footing.

PHOENIX
noise & vibration

Acoustical Engineering Solutions.

Maryland | Washington, DC | Virginia | 301.846.4227 | phoenixnv.com | Member: NCAC, ASA, INCE, NSPE, USGBC